

From: Mccrory, Daniel <Daniel.Mccrory@staffs Moorlands.gov.uk>
To: 'Clare Dainton @Peak' <claredainton@peakenvironmentalsolutions.com>
CC: Robert Mcguinness <robertmcguinness@aol.com>
Subject: RE: Highfield, Leek - Applications SMD/2016/0376 & SMD/2017/0536
Date: Wed, 1 Nov 2017 11:45

Hi Claire,

I've no issue with undertaking both assessments at the same time, which seems perfectly sensible, and the proposals for the assessment are fine.

If you need anything else let me know

Thanks

Dan

Dr. Daniel McCrory
Senior Pollution Officer
Regulatory Services
Staffordshire Moorlands District Council & High Peak Borough Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
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From: Clare Dainton @Peak [mailto:claredainton@peakenvironmentalsolutions.com]
Sent: 01 November 2017 11:40
To: Mccrory, Daniel
Cc: Robert Mcguinness
Subject: Fwd: Highfield, Leek - Applications SMD/2016/0376 & SMD/2017/0536

Dear Mr McCrory,

Please accept my apologies for the incorrect location given in the title to my earlier email. The sites are in Highfield, not Birchall. The other details remain the same.

Kind regards,

Clare.

----- Forwarded Message -----

Subject: Birchall, Leek - Applications SMD/2016/0376 & SMD/2017/0536
Date: Wed, 1 Nov 2017 11:04:32 +0000
From: Clare Dainton @Peak <claredainton@peakenvironmentalsolutions.com>
To: daniel.mccrory@staffs Moorlands.gov.uk
CC: Robert Mcguinness <robertmcguinness@aol.com>

Dear Mr McCrory,

I write in connection with the following two land contamination planning conditions, as I understand you will be dealing with both matters on behalf of SMDC:

- SMD/2016/0376 Land Contamination condition 9 (outline planning permission)
- SMD/2017/0536 Land contamination condition 2 (full planning permission)

The two conditions relate to two adjacent plots and I would like to agree a scheme for a risk assessment to be undertaken to assess the nature and extent of any ground contamination on both of the plots together (as required by the conditions).

We currently propose to provide a Phase 1 environmental assessment that includes:

- A site walkover including a review of current activities, potential areas of contamination concern, environmental site setting and overall condition;
- A review of the development proposals;
- Sourcing and reviewing historical Ordnance Survey maps to assess the potential historic contaminating land uses/features both on and off-site;
- A review of geology, hydrology and hydrogeology for the site and the surrounding area to provide an understanding of local ground conditions and sensitive water receptors;
- A review of publicly available environmental information to assess the site in the context of its surroundings;
- A review of relevant information from Staffordshire Moorlands DC, as appropriate;
- A conceptual model and preliminary risk assessment (in line with the CLR11 guidance);
- Conclusions and recommendations for any further work considered necessary.

The results of the assessment will be presented in a report that includes photographs, figures and supporting information in the form of appendices.

I would be very grateful if you could confirm that you are happy with this initial approach before we proceed.

Many thanks in advance,

Kind regards,

Clare.

Clare Dainton

Director



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