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Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2021/119207/01-L01
Your ref: DOC/2021/0032
Date: 21 April 2021

Dear Madam

**DISCHARGE OF CONDITIONS 4, 6, 8, 9, 10, 13, 15, 16, 19, 20, 21 AND 22 IN
RELATION TO SMD/2018/0045**

TEARNE QUARRY, MAIN ROAD, HOLLINGTON

Thank you for referring the above application which was received on 15 April 2021.

We have reviewed the Phase II Geo-Environmental Assessment, dated April 2020, submitted in support of this application to discharge conditions 15 and 16. We have the following comments to make which relate solely to the protection of 'Controlled Waters', matters relating to Human Health should be directed to the relevant department of the local council.

The report confirms that a limited sampling exercise at shallow depths has been undertaken and significant levels of contamination were not encountered. As there are no references in the report to visual or olfactory evidence of contamination it is assumed that there were none present. We also note made ground encountered is described as generally consisting of silty slightly gravelly to gravelly sand and presumed to represent stone quarry tailings. Based on these observations we agree it is reasonable to assume that significant contamination is not present. However, the above referenced report states:

"Further investigation after site clearance is required to facilitate removal of the UST and subsequent validation. It is considered likely that there will be a degree of localised Hydrocarbon based contamination impact within the immediate vicinity of the UST."

Therefore, we are unable to recommend the discharge of conditions 15 and 16 at this time.

As it appears made ground is wide spread at this site, it may be possible contamination is present that site investigation has not discovered. For that reason a suitably experienced and qualified person should be present for any intrusive site works to ensure any contamination discovered will be dealt with appropriately.

We are in agreement with the comments in the aforementioned report for potential piling works:

“If a piled foundation is adopted then a risk assessment will be required to assess the impact of penetrating the significant thickness of Made Ground and potentially creating a pathway through to the underlying Secondary A Aquifer” (although it should be noted that the underlying aquifer is a Principal aquifer).

Paragraph 179 of the National Planning Policy Framework states “Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer and/or landowner.” We recommend that developers and /or Landowner should:

1. Follow the advice in Land Contamination: risk management <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> when dealing with land affected by contamination.
2. Refer to the [Environment Agency Guiding principles for land contamination](#) for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our website at www.gov.uk for more information.

The Environment Agency has no comments to make in relation to the discharge of conditions 4, 6, 8, 9, 10, 13, 19, 20, 21 and 22 on Planning Permission SMD/2018/0045.

If you have any queries contact me on the details below.

Yours faithfully

Ms Anne-Marie McLaughlin
Senior Planning Advisor