From: EHealth Consultation
Sent: 01 September 2023 16:08
To: Hollins, Hannah
Cc: Planning (SMDC)
Subject: RE: App ref DOC/2023/0052 McDonalds Remediation scheme

Hi Hannah,

I have reviewed the submitted reports and they have provided the additional information are acceptable so the condition condition 4 can now be discharged.

All the bEst

Dan

Dr. Daniel McCrory
Principal Pollution Officer
Staffordshire Moorlands District Council & High Peak Borough Council,

SMDC - Moorlands House, Stockwell Street, Leek, ST13 6HQ
HPBC - Town Hall,Buxton,Derbyshire SK17 6EL

My normal working hours are Monday to Friday. 8am – 5pm

From: Hollins, Hannah <Hannah.Hollins@highpeak.gov.uk>
Sent: Tuesday, August 29, 2023 3:42 PM
To: EHealth Consultation <EHealth.Consultation@highpeak.gov.uk>
Subject: FW: App ref DOC/2023/0052 McDonalds Remediation scheme

Good afternoon,

Since receiving your previous comments, I have received some further information relating to condition 4 of SMD/2022/0261, which I have forwarded to you. Your further feedback would be much appreciated!

Many thanks,

Hannah Hollins
Trainee Planning Officer
Staffordshire Moorlands District Council and High Peak Borough Council
Tel: 01538 395400
Mobile: 07812 981964

From: Sarah Carpenter <sarah.carpenter@planware.co.uk>
Sent: Tuesday, August 29, 2023 8:56 AM
To: Hollins, Hannah <Hannah.Hollins@highpeak.gov.uk>
Subject: RE: App ref DOC/2023/0052 McDonalds Remediation scheme

Morning Hannah

Hope you had a good long weekend.

Please find attached the updated Remediation Statement and the Gas Risk Assessment, to address comments from Environmental Health.

If you have any queries, please let me know.

Kind regards,

Sarah Carpenter BA(Hons) DipTP
Planware Ltd

St Andrews Castle
33 St Andrews Street South
Bury St Edmunds
IP33 3PH

Tel: 01787 468500
Mob: 07929 249433

From: Hollins, Hannah <Hannah.Hollins@highpeak.gov.uk>
Sent: Tuesday, August 15, 2023 8:36 AM
To: Sarah Carpenter <sarah.carpenter@planware.co.uk>
Subject: FW: App ref DOC/2023/0052 McDonalds Remediation scheme

Hi Sarah,

I have now heard back from Environmental Health regarding condition 4 and have forwarded their feedback to you. As soon as you are able to submit the requested details, I will reconsult Environmental Health for their further feedback.

Kind regards,

Hannah Hollins
Trainee Planning Officer
Staffordshire Moorlands District Council and High Peak Borough Council
Tel: 01538 395400

From: Mccrory, Daniel
Sent: Monday, August 14, 2023 4:50 PM
To: Hollins, Hannah
Cc: Planning (SMDC)
Subject: RE: App ref DOC/2023/0052 McDonalds Remediation scheme

Hi Hannah,

Re: discharge of condition 4; SMD/2022/0261: Further investigation and Remediation strategy

Recommendation
Discharge not yet recommended

Comments
The following document (s) were submitted - Phase 2 by and a Remediation & Verification Strategy by ensafe**.
(**Ensafe did the original investigation at the time of Sainsburys construction)
And a Remediation Method Statement by Southern Testing.

The Phase 2 report is accepted, and briefly notes the potential for some contaminates to be present below the existing capping layer on site, including asbestos & the need to either, undertake further ground gas monitoring or adopt basic protection measures. This report is accepted

The second report, Remediation Method Statement, is generally accepted but considered to be slightly light in the following areas and need a little bit more information to be fully accepted:

- Section 9.1 Asbestos. There are asbestos issues with this area of land, though generally beneath the current membrane. The need for conscious / active dust mitigation to control potentially asbestos containing soil (source) – being airborne through dust generation (pathway)– and impacting on construction workers or offsite shoppers/ resident (receptors) needs to be addressed more clearly that the one paragraph given. It is true (though not a welcome comment) that it will be the contractors responsibility to ensure that the workers are correctly protected but it is this report/condition where it should be stated what these measures will be, to ensure these identified pollution linkages, are addressed.
  Ideally this would be linked to a detailed dust management plan for the site or directly contain this information.

- The remediation method has chosen to undertake further monitoring rather than adopt basic gas protection measures, suggested by the phase 2 study. That's fine, but there is no real details provided about this other than they are doing 3 more rounds e.g. are they using the wells from phase 2 (is this the same kit etc), and same bits of kit.
  It would be expected that all the ground gas results will be discussed and presented as a whole (including potentially depleted O_2 levels noted on the Phase 2 and landfill location) before a conclusion is reached. It is not clear when and where this is due to be presented though. It is not appropriate for a validation report because if there is a ground gas issue it must obviously be addressed before the build. So in effect, the investigation of the site cannot yet be considered to be concluded.

Thanks

Dan

Dr. Daniel McCrory
Principal Pollution Officer
Staffordshire Moorlands District Council & High Peak Borough Council,

SMDC - Moorlands House, Stockwell Street, Leek, ST13 6HQ
HPBC - Town Hall,Buxton,Derbyshire SK17 6EL
Direct Dial: 01538 395400

My normal working hours are Monday to Friday. 8am – 5pm

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