

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009
Date: 10 March 2025 11:36:23

-----Original Message-----

From: Colgan, Denis
Sent: 07 March 2025 10:31
To: Chris Johnston
Cc: 'John Hurst'
Subject: RE: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009

Hello Chris,

The advice Mr Hurst has provided addresses requirements of condition 3 parts 3-7 subject to continuation of no burning.

Thank You,

Denis

Mr Denis Colgan
Specialist Pollution Officer
Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk
www.staffsmoorlands.gov.uk

-----Original Message-----

From: John Hurst
Sent: 06 March 2025 16:47
To: Colgan, Denis
Cc: Chris Johnston Subject: RE: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009

Hello Denis,

Thank you very much for responding today; we appreciate it. To help progress some of the points there:

Point (v) - Waste Management

This second phase contains two strands:

Phase 2a is the construction of a new build dormer bungalow on an area of the site that requires no demolition at all. The plan is for this new build (we call Plot 9) to be constructed, at least partially if not completely, first before anything happens to improve the existing house, The Orchard.

Phase 2b involves the retrofit of The Orchard house. There are three small single-storey extension segments to

the house that would need to be removed, and the roof to the main house structure would be replaced, along with windows and doors. That would be the main extent of demolition / extraction works, as the core of the original dwelling is being retained. In the case of the roof for example, the tiles are all in good order and would be offered for reclamation/reuse along with the underlying timbers. Repurposing the masonry waste for 6F2 would help us in the formation of pathway sub-bases, and as para. 9.4 we will submit for reclamation all materials we can, and if you need us to provide evidence / seek guidance/approval of reclamation services, this is not a problem.

Part of the site is already prepared with Type 1 aggregates, but more will be required to keep works as clean and secure as possible. There may be a need to buy in additional 6F2 crush, and if you need us to evidence or seek preapproval of the source, please let me know.

Burning of Waste

The initial site clearance work of old conifers discussed with Steve has commenced, and the timber was cut and the brash chipped; none was burnt. In the very early days of Phase 1, the contractors burnt a small quantity of waste, which we put a stop to. It hasn't happened since, and I will ensure no waste is burnt in Phase 2.

Soils

We may well be self-sufficient with the repurposing of existing soils on site. If any further top-level landscaping soil was needed, we would purchase this in suitably sterilised form from an appropriate supplier. Would you like us to keep you involved ahead of any decision to bring in sterilised soil, should it be needed?

I hope that helps address the points above, Denis. If you need anything else, please get in touch anytime. Thanks again.

Kind regards,
John

-----Original Message-----

From: Colgan, Denis

Sent: 06 March 2025 16:02

To: 'John Hurst'

Cc: Chris Johnston

Subject: RE: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009

Hello Mr Hurst,

Thank you for your email.

Ref. Condition 3 -

No development hereby permitted, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) measures to control the emission of dust and dirt during construction;
 - v) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - vi) delivery, demolition and construction working hours;
 - vii) the responsible person (e.g. site manager / office) who could be contacted in the event of complaint.
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Environmental Health Comments - (i) and (ii) are probably Highway Concerns and we would not normally comment. I'll refer that to Chris.

Advice to address (iii), (iv), (vi), (vii) is sufficient in our opinion.

Just some points on the CMP from our perspective -

(v) Waste management - Section 9.3 - Para. 4 and 5 - we are not aware that any demolition is happening on site, can this be clarified?

Our standard advice for importation of fill material or soil is below- No Material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the material being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Also importation of any waste material (incl. demolition waste) onto the site may require an Environmental Permit or exemption.

Section 9.5 - This section should contain advice that no waste will be burnt on site.

Please let me know your thoughts.

Thank You,

Denis

Mr Denis Colgan
Specialist Pollution Officer
Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

<http://www.highpeak.gov.uk/>
<http://www.staffsmoorlands.gov.uk/>

-----Original Message-----

From: John Hurst
Sent: 06 March 2025 14:29
To: Colgan, Denis Steve Massey

Cc: Chris Johnston
Subject: FW: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009

Dear Denis & Steve,

As part of the discharge of two pre-commencement conditions for the second phase of development at The Orchard, Springfield Drive, I submitted a Construction Method Statement (CMS) and Arboricultural Method Statement (AMS). Lisa Li informed me on 25th Feb that the case office is Chris Johnston, and I have reached out to Chris about this. As some trees on site have protected status, Steve has had some considerable input to the proposed arrangements, but I acknowledge Denis you have yet to review the CMS. We have had a long journey getting to this point, but much has been achieved to pave the way for final orderly resolution and completion of the site. It would be very much appreciated indeed if you both could review the respective method statements as soon as possible to allow us a start on the groundwork.

If you need anything at all from me, please get in touch anytime by email or on 07946 624 684.

Kind regards,
John Hurst

-----Original Message-----

From: Planning (SMDC)

Sent: 25 February 2025 13:31

To:

Subject: SMD Acknowledgement Letter - Applicant - App ref DOC/2025/0009

Please find attached document

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