

From:
To: [Planning Comments \(SMDC\)](#)
Subject: FW: App ref DOC/2025/0033 Land Off , Quarry Bank - Conditions 23 and 26 smd/2022/0474
Date: 04 June 2025 14:33:21
Attachments: [image001.png](#)
[image002.png](#)

From: EHealth Consultation
Sent: 03 June 2025 10:15
To:
Cc:
Subject: RE: App ref DOC/2025/0033 Land Off , Quarry Bank - Conditions 23 and 26 smd/2022/0474

With regard to condition 23

Requirement

No development, with the exception of site clearance and demolition, shall take place until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.

- ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority.
- iii. The agreed remediation strategy (ii) shall be adhered to throughout the development.
- iv. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority

Comments

The applicant has submitted a [PHASE I GEOENVIRONMENTAL DESK STUDY Report No. A6299/24/FDS Earth Environmental & Geotechnical Ltd](#) to discharge the condition 23.

The report is considered an good initial site risk assessment and is accepted to discharge Part (1) of the condition, and concludes a moderate to low risk from contamination risks (including ground gas)

The report goes on to recommend the following:

- 8.14 An intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs and pavement construction for the proposed new structures and surrounding area.
- 8.15 As part of the geotechnical investigation, it is recommended that samples of soil are recovered for contamination testing and to confirm whether there are any potential risks.
- 8.16 Gas and groundwater monitoring standpipes should be installed across the development area.

These recommendations are agreed. The applicant should thus proceed with the next part of the requirement of the condition and prepare a remediation strategy e.g:

ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been be submitted and approved in writing by the Local Planning Authority.

iii. The agreed remediation strategy (ii) shall be adhered to throughout the development.

iv. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority

Recommendations

Part (i) of condition can be discharged. The applicant should proceed with the further investigation / submission of remediation strategy as required by Part (ii) of the condition

Regards

Dan

Principal Pollution Officer
Environmental Health
High Peak Borough Council and Staffordshire Moorlands District Council

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High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

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

From: EHealth Consultation

Sent: 02 June 2025 16:57

To:

Cc:

Subject: App ref DOC/2025/0033 Land Off , Quarry Bank - Conditions 23 and 26 smd/2022/0474

Condition 23 - Contamination (will advise)

Condition 26 - Recommend discharge. Care should be taken in directivity of PIR security lighting to ensure nearest sensitive properties on Main Rd, Hollington are not adversely impacted by excessive luminance.

Thank You,

Specialist Pollution Officer
Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk

www.staffsmoorlands.gov.uk

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