

From: Chris Johnston
Sent: 04 December 2025 10:22
To: Planning Comments (SMDC)
Subject: FW: SMD 2025 0346 7 dwellings. Lilac Farm, Folly Lane, Cheddleton

Categories:

Env Health comments

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Daniel McCrory
Sent: 04 December 2025 09:41
To: Chris Johnston
Cc: EHealth Consultation
Subject: RE: SMD 2025 0346 7 dwellings. Lilac Farm, Folly Lane, Cheddleton

Hi Chris,

Apologies not sure what happened there I had reviewed the report!

Condition 20 – Contaminated land risk assessment

Comments

The applicant has submitted a Phase 1 Site appraisal (Desk Study) by GRM to discharge the condition. The submitted report is an initial desk study that summarises the potential contamination and geo risks that may exist on the site. This is the first stage of the risk assessment.

The report concludes that there is a generally a fairly low risk associated with the development but that a further intrusive investigation is required to confirm or dismiss this preliminary assessment. The consultant makes recommendations to this effect in section 6 of the report. This is agreed.

Recommendation

No part of the condition can yet be discharged.

The applicant should proceed to undertake further intrusive investigation in accordance with the requirements of 20a) and the requirements of parts b)-d) thereafter (if required)

Revised wording of Condition 20 for the revised scheme

I am not sure a revised wording is actually necessary as the 20a) has not yet actually been completed.

If deemed necessary you could possibly insert “an intrusive site risk instead of “ a site risk

Development shall not commence until:

a) a (n **intrusive**) 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 in writing 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.

Thanks

Dan

Dr. Daniel McCrory Principal Pollution Officer

Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Chris Johnston <[REDACTED]>

Sent: 03 December 2025 14:33

To: EHealth Consultation <EHealth.Consultation@highpeak.gov.uk>

Cc: Daniel McCrory <[REDACTED]>

Subject: SMD 2025 0346 7 dwellings. Lilac Farm, Folly Lane, Cheddleton

Importance: High

Hi Dan

The above is a Variation of a approval for 7 dwellings under SMD 2023 0550 on a former farm.

Condition 20 requested a ground contamination survey as follows:

Development shall not commence until:

- a) 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 in writing 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.
- b) If the site risk assessment (a) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority.
- c) Following completion of measures identified in the approved remediation strategy 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.
- d) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason:-

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider

environment are known and where necessary dealt with via remediation and or management of those risks.

DOC 2024 0079 was submitted with a Phase 1 report. However, it appears I did not get a response from you regarding whether or not this complied with the condition.

SMD 2025 0346 is going to Committee on 11th December. Can I please have your comments on the attached report so that I can determine the wording of Condition 20 for the revised scheme?

I will need these by 10th December.

Many thanks

Chris Johnston Senior Planning Officer

Planning

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