Site name and address	The Croft, Wirksworth Road, Whatstandwell, Matlock	
UPRN	010013424578	
Planning application	AVA/2025/0558 Removal of existing residential cabin and caravans, and replacement with self-build residential cabin.	
Uniform ref.	26/07582/CLPL01	
Priority database ref.	3254/1 – Cupola Park – lead smelting – rank 1/5 (1 highest) 3255/2 – Cupola Park – Quarry – rank 3/5	
Documents provided	None – land contamination	
Mapping	ArcMap On-site sources	General quarrying Metal casting/foundries
	ArcMap sources within 250m	West – Clay bricks & tiles manufacture West – Unknown filled ground (pit, quarry etc) NW – Birchwood quarry and landfill LM11 NE – Fountain Garage (petrol station) Priority reference 3255/1, rank 3/5
	Historic maps on-site sources	1879 – Merebrook Works 1879 – Old Quarry & Kiln
	Historic maps sources within 250m	1879 – Birchwood Quarry & Old Quarries (north) 1879 – Brick Works (west)
	Google Earth historic images	2016 – Vegetative clearance and an addition to existing structure. Formation of a small holding. 2021 – Further vegetative clearance.
	Google Earth Streetview	Further evidence of a small holding as viewed from roadside.
Past AV history	Uniform	NA
	Planning Apps	COR/2011/0043 AVA/2021/1234 AVA/2024/0486
	Other documents	None found
Other information	Websites	Not checked
	Microfiche	Not checked
	Old reports	None found
SI	None submitted	

Comments	I acknowledge receipt of your consultation request dated 26 August 2025. On behalf of Environmental Health and as consultee to the Local Planning Authority, I make the following comments and observations. We acknowledge the 2024 planning application AVA/2024/0486 to regularise an existing dwelling. Photography from this period shows a wooden, shed like structure. This AVA/2024/0486 application seeks to demolish the existing 'cabin' and to erect a purpose built, wooden dwelling. No geo-environmental reports have been submitted in support of this planning application. I have reviewed our GIS contaminated land database – a spatial database of contaminative features derived from various sources compiled in response to our Environmental Protection Act 1990 (EPA) Part IIA obligations, and historical Ordinance Survey mapping. The development site forms part of a larger residential development, aptly name Cupola Park. Cupola Park occupies the site of a former industrial complex comprising Merebrook Works and an unknown quarry. Merebrook Works was a lead foundry. The foundry has since been demolished and the quarry infilled. The nature and composition of the infilled material is unknown. Off-sit, a brick works and quarry was located to the west. The brick works has since been demolished and the quarry infilled. Again, the nature and composition of the infilled material is unknown. In contrast, Birchwood quarry to the NW is a known landfill site which operated from 1959-1987. Cupola Park is described as residential park home estate for the over 45s. Imagery shows residential dwellings of substantial construction set in private grounds, including soft landscaping. In light of the above contaminative sources, significant pollution linkages are likely to be present and may pose a significant risk of significant harm to human health. Environmental Health holds no historic geo-environmental investigations for the Cupola Park development. No records of land remediation. Therefore, Environmental Health cannot affirm that the Cupola development is a safe and suitable development. For this reason, the site features on the Council's Part IIA Contaminated Land Priority Database for investigation. Whilst much of Cupola Park has already been built out, any new development must not proceed without regulatory oversight. Contaminated land is a material concern for the proposed development. The likely pollution linkages require investigation and assessment. Environmental Health therefore recommends full contaminated land conditions.

Conditions	*(a) No development (other than demolition & ground-working) shall commence until:* *i. The approved development site has been subjected to a detailed investigation to determine the extent, scale and nature of any contamination and an assessment of the potential risks (the "Assessment") has been carried out.* *ii. A report providing the details of the site investigation and the Assessment been submitted and approved in writing by the Local Planning Authority.* *iii. A Remediation Method Statement (the "RMS") to address any remediation required by the Assessment including a plan for how the remediation methods will be verified, has been submitted and approved in writing by the Local Planning Authority.* *(b) The development shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted and approved in writing by the Local Planning Authority prior to any changes in remediation methods.* *(c) If during development works, any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS.* *(d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS.* *(e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority.* *(f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with the most recent version of BS 10175: Code of practice for the investigation of potentially contaminated sites.*
Informatives	*'An application site within a defined coal mining High Risk Area is at risk from hazards associated with coal and coal mining. Wherever coal resources and/or coal mine features are present, particularly at shallow depth, there is potential for mine gas exposure. The risk of exposure to mine gas is greater where there is evidence of shafts, adits, voids, fractures, fissure, faults or otherwise unconsolidated ground. Should an application site in a High Risk Area overlay identified, shallow mine workings (<30m bgl) or deeper workings in association with shifts/adits or discontinuous geology, the applicant is advised to seek further technical advice and to consider whether the risks posed by mine gas should be re/evaluated.'*