Environmental Health – Planning Consultation

Date: 24 August 2016   My Ref: HPK20160386

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To: planning@highpeak.gov.uk   CC:

APPLICATION NUMBER: HPK/2016/0386

LOCATION: Land off New Mills Road, Chisworth New Mills Road Chisworth High Peak

PROPOSED DEVELOPMENT: Proposed erection of cattle shed/livestock building, erection of cattle shed with handling facilities and hay storage, erection of general equipment storage building and erection of agricultural workers dwelling.

VALIDATION DATE: 13 July 2016

RECOMMENDATION
The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.
Comments

The facility to house increased numbers of livestock, will give rise to increased generation of animal manures. Nearby domestic properties rely on private water supplies (e.g. springs, wells, boreholes), and as such are susceptible to any pollution of water resources caused by the incorrect storage and handling of animal manures. To protect the health of the public and the wider environment condition 1 is recommended.

Given that this area is not served by a public water supply it is likely that water used for domestic purposes including drinking and cooking is to be provided by a private water supply. To protect the health of the public and the wider environment condition 2 is recommended.

The application states that the proposed system for the disposal of waste water is unknown at this time. To protect the health of the public and the wider environment condition 3 is recommended.
Conditions

1. Manure Management
The proposed development shall not be used for housing livestock, unless a manure management scheme has been submitted to, and approved by the LPA. This shall cover the full lifecycle of the manures (and any slurry dirty water, wash waters or runoff) from livestock to final disposal and shall detail how manures, slurries and other waters shall be stored and demonstrate the adequacy and suitability of such stores and their compliance with good agricultural practice, to reduce risks of water pollution. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

1. Water Supply
No development shall commence until an appraisal to demonstrate that the water supply intended to serve the development is both suitable (wholesome) and sufficient, has been submitted to and approved in writing by, the Planning Authority. This appraisal shall be carried out by appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply or any proposed treatment, storage or infrastructure has been installed in accordance with the approved specification.

2. Drainage Feasibility Study
The applicant shall submit a feasibility study report for approval by the LPA that investigates appropriate options for the disposal of foul sewage and determines the most sustainable solution for the site. This report shall be in line with (and stating) recognized codes of practice and standards (e.g. The Building Regulations 2000, Drainage and Waste Disposal - Approved Document H, Environment Agency Pollution Prevention Guideline Document PPG4). The report shall include an appropriate assessment of site conditions including soil percolation tests undertaken in line with BS 6297:2007, and a plan showing the proposed location of any cess pit, treatment plant, septic tank, and any associated drainage field.

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

• Any approved noise scheme and measurements should pay due regard to British Standard BS8233: 2014 Sound insulation and noise reduction for buildings (Guidance Document), BS4142 Methods for rating and assessing industrial and commercial sound and the Building Regulations 2010 Document E or other appropriate guidance.

• Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (DEFRA 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnui sance.pdf
A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: [http://www.hse.gov.uk/](http://www.hse.gov.uk/)

During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.


- Building Research Establishment Guidance Document ‘Control of Dust from Construction and Demolition Activities’ (BR456)

If required, contamination risk assessments shall be carried out in accordance with UK policy and with the procedural guidance relating to the contaminated land regime, and should be in accordance with Planning Policy Statement 23 and the CLR Report Series 1-12.

- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and “appropriate person”. In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.

- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

- High Peak Borough Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.
Regards,

Matthew Rhodes
EHO (Pollution Specialist)