

From: Planning (HPBC)
Subject: FW: Planning Application HPK/2016/0276 - Buckingham Hotel

Comments

The construction/demolition stage of the development could lead to an increase of noise and dust experienced at sensitive premises and subsequent loss of amenity, particularly the excavation of the basement. For this reason conditions 1 to 5 are suggested.

Conditions

1. HR01 HOURS OF CONSTRUCTION

No construction work at the site shall take place outside the following hours:-

- a) 08:00 hours to 19:00 hours Mondays to Fridays.
- b) 09:00 hours to 13:00 hours on Saturdays.
- c) At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.
- d) All deliveries to the site shall be limited to within the above hours.

Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed with the Local Planning Authority.

2. Excavation and construction of Basement

Prior to commencement of development an Environmental Impact mitigation scheme shall be submitted to, and approved in writing by the LPA. The scheme shall identify potential sources of nuisance due to the excavation of the basement, and construction of the building foundations, including (but not limited to) from noise and vibration, dust, odour, and artificial lighting. The report shall include an options appraisal assessment identifying suitable mitigation measures for the reduction of nuisance and shall identify specific measures to be utilized on site that are consistent with best practical means.

The approved scheme shall be implemented in accordance with its terms, unless agreed in writing by the LPA

3. Piling

If piling is necessary a written method statement shall be submitted to the Local Planning Authority. This method statement should be inline with the following

- Environment Agency guidance (Environment Agency (2001), *Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73*).
- HPK20160276 - C475 Code of Practice Excavations Draft to HPBC v2
- HPK20160276 - C476 Code of Practice Drilling Draft to HPBC v2

The affects of noise generation (hours of operation) should also be considered, and should include noise mitigation measures consistent with best practical means. No piling shall take place until the method statement has been approved.

4. MS12 DEMOLITION – DUST

There shall be no visible dust emissions beyond the site boundary associated with construction/demolition works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

5. MS13 CONSTRUCTION AND DEMOLITION – WASTE DISPOSAL

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution Specialist)

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL
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From: Haywood, Ben
Sent: 19 September 2016 22:41
To: Rhodes, Matthew
Subject: RE: Planning Application HPK/2016/0276 - Buckingham Hotel

Thanks Matthew

Do you want any conditions relating to noise, dust etc. Construction management plan, hour of work piling, acoustic insulation of plant etc?

Sent from my Windows 10 phone

From: [Rhodes, Matthew](#)
Sent: 13 September 2016 15:56
To: [Haywood, Ben](#)
Cc: [Walters, Melanie](#); [de Bruin, Nicola](#)
Subject: RE: Planning Application HPK/2016/0276 - Buckingham Hotel

Hi Ben

I can confirm that the Geotechnical Desk Study and Flood Risk Screening Report dated 2nd Aug 2013 as well as the Groundwater assessment report dated March 2016 have been read, and our comments remain unchanged.

I also notice that a phase 2 contamination assessment has been submitted in support of the application (Sub Soil NW Ltd, ref: 2012-97-002-CON-Rev0, dated 8th April 2013. This report identifies land contamination within soils and as such the **following condition is recommended:**

1. CONTAMINATION

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 1c).

The submitted Sub Soils report should not be accepted as discharging this condition as it is somewhat out of date, has insufficient data to properly characterise the site, and does not adequately assess the risk to ground waters and surface waters. It should be noted that the aforementioned groundwater assessment (WJ Groundwater Ltd, ref: 464-2175 Rev1, dated 30 March 2016) recommends that additional investigations and assessment are required.

Regards
Matt

Matthew Rhodes
Environmental Health Officer (Pollution Specialist)

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From: Haywood, Ben
Sent: 23 August 2016 11:44
To: 'melanie.walters@amecfw.com'
Cc: Rhodes, Matthew
Subject: FW: Planning Application HPK/2016/0276 - Buckingham Hotel

Hi Melanie

I've now taken this application over from Karen

Can you confirm that the comments below are made taking into account the Geotechnical Desk Study and Flood Risk Screening Report dated 2nd Aug as well as the Groundwater assessment report dated March 2016?

Thanks

Ben Haywood
Operations Manager – Development Services
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