

**From:** [Stannard, James](#)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** FW: HPK/2020/0552 - 85 Spring Gardens, Buxton  
**Date:** 22 April 2021 16:36:49  
**Attachments:** [2020 Planning Practice Note - Sound Insulation between Premises.pdf](#)

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Hi

See below comments from Env Health in connection with HPK/2020/0552

Thanks

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**

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**From:** Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>  
**Sent:** 22 April 2021 16:34  
**To:**  
**Subject:** RE: HPK/2020/0552 - 85 Spring Gardens, Buxton

The application is a little light on detail and the plans are not as informative as they could be; however the following is recommended.

**NSD10 - ACOUSTIC INSULATION FOR FLAT OVER COMMERCIAL**

No part of the development hereby permitted shall be brought into use until full details of a sound insulation scheme has been submitted to and approved, in writing by the Local Planning Authority. The scheme shall adequately demonstrate a system of sound insulation between commercial and residential uses, that is designed to achieve an airborne sound insulation value of no less than:

- Airborne Sound Insulation 53 DnT,w+Ctr dB

The approved scheme shall then be implemented prior to the permission being brought into use, to the written satisfaction of the Local Planning Authority, and maintained in use for the life of the development.

Matthew Rhodes  
Environmental Health Officer (Pollution Specialist)

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL  
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ

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8 Website: [www.highpeak.gov.uk](http://www.highpeak.gov.uk) [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)



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**From:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>  
**Sent:** 22 April 2021 09:30  
**To:** Rhodes, Matthew <[Matthew.Rhodes@highpeak.gov.uk](mailto:Matthew.Rhodes@highpeak.gov.uk)>  
**Subject:** RE: HPK/2020/0552 - 85 Spring Gardens, Buxton

Hi Matt

This decision is due for determination today. I would be grateful if you would confirm whether Environmental Health have any comments to make regarding this application.

Regards

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**  
**Tel: 01298 28400 (Ext. 2498)**  
**Mobile: 07976 753958**  
**Email: [james.stannard@highpeak.gov.uk](mailto:james.stannard@highpeak.gov.uk)**

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**From:** Stannard, James  
**Sent:** 16 April 2021 11:39  
**To:** Rhodes, Matthew <[Matthew.Rhodes@highpeak.gov.uk](mailto:Matthew.Rhodes@highpeak.gov.uk)>  
**Subject:** HPK/2020/0552 - 85 Spring Gardens, Buxton

Hi Matt

I have an application for the change of use of a part of 85 Spring Gardens to a one bedroom residential dwelling. The remaining part of the premises (within the same ownership) operate as a Costa Coffee.

Before moving towards a recommendation I would be grateful if you would please confirm whether you have any comments to make or any conditions that you would suggest need to be applied to a decision.

Could you please confirm?

Kind Regards

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**  
**Tel: 01298 28400 (Ext. 2498)**  
**Mobile: 07976 753958**  
**Email: [james.stannard@highpeak.gov.uk](mailto:james.stannard@highpeak.gov.uk)**

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