
From: EHealth Consultation
Sent: 14 October 2022 11:30
To: Planning (HPBC)
Cc: Simpkin, Rachael.
Subject: HPK/2022/0376 Environmental Health Consultation#

Categories:

Hi Rachael

Application number	HPK/2022/0376	Application type	Full Planning - Small-scale MAJOR apps
Site address	Grove Hotel, Grove Parade, Terrace Road, Buxton, Derbyshire, SK17 6AJ	Proposal	This proposal is to bring this empty hotel building back to life with the creation of 20 apartments. The existing frontage is retained unaltered and there are two small extensions to the rear elevation

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:

Noise

The noise impact assessment submitted in support of the application may be accepted.

- Ramboll, The Grove Hotel Buxton: Noise Impact Assessment (3482-RAM-xx-xx-RP-YA-00001), dated Dec 21

This demonstrates that noise issues are not expected to provide any significant impacts to the new residential units; acoustic ventilation will however, be required for all front facing bedrooms.

Where residential premises are attached to existing commercial premises PD allows for a broad range of use, some of which may have an impact on amenity in the residential units (noise). As Part E of the Building Regulations only applies to noise attenuation between residential premises condition 1 is recommended to protect amenity.

Construction

The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions 2 to 4 are suggested.

INFORMATIVE:

INF12 – DEMOLITION/REFURBISHMENT: ASBESTOS INFORMATIVE

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation 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/>

CONDITIONS:

1. NSD10 - ACOUSTIC INSULATION BETWEEN RESIDENTIAL AND 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 a sound insulation value of no less than:

- Airborne Sound Insulation 53 DnT,w+Ctr dB
- Impact Sound Insulation 64 L'nT,w 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.

2. CDD01B - CONSTRUCTION & DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

3. NS02A - CONSTRUCTION & DEMOLITION WORKS: TIME OF OPERATIONS

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

4. CDD14 - ON SITE RADIO

During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

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