
From: EHealth Consultation
Sent: 09 November 2022 14:11
To: Planning (HPBC)
Subject: HPK/2022/0432 Environmental Health Consultation#

Categories:

Dear Planning

Application number	HPK/2022/0432	Application type	Full - MINOR
Site address	Foundry Cottage, Hyde Bank Road, New Mills, Derbyshire, SK22 4BP	Proposal	Conversion of existing domestic storage outbuilding to lettable holiday accommodation.

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:

Land Contamination:

The combined phase 2 and phase 3 land contamination report submitted in support of the application may be accepted.

- LKC, “*Combined Preliminary Risk Assessment, Geo-Environmental Investigation & Remediation Strategy*” (ref: CL-602-LKC 18 1073-01 Rev0), dated May 2018

The assessment identifies several significant pollution linkages and requires that the site is remediated to render it suitable for the proposed use. For this reason and to protect the health of the public and the wider environment conditions 1 and 2 are suggested.

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 3 to 9 are suggested.

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. IMPLEMENTATION OF AGREED REMEDIATION SCHEME.

Development, other than that necessary for site remediation or site investigation, shall not be commenced until the approved remediation scheme shall be carried out in accordance with its terms, unless otherwise agreed in writing by the Local Planning Authority.

- LKC, “*Combined Preliminary Risk Assessment, Geo-Environmental Investigation & Remediation Strategy*” (ref: CL-602-LKC 18 1073-01 Rev0), dated May 2018

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 and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced and is subject to the approval in writing of the Local Planning Authority.

2. CL05 CONTAMINATED LAND – IF FOUND DURING DEVELOPMENT

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

3. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely 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.

4. CDD02 - CONSTRUCTION & 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.

There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

5. NSD12 - BEST PRACTICAL MEANS

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

6. NSD02B - NOISE CONSTRUCTION: PILING

No piling shall take place outside the hours 09:00 hours to 16:00 hours Mondays to Fridays.

7. 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.

8. CDD14 - ON SITE RADIO

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

Regards

Environmental Health

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