
From: EHealth Consultation
Sent: 02 December 2022 15:21
To: Planning (HPBC)
Cc: Hiles, Tom
Subject: HPK/2022/0443 Environmental Health Consultation#

Categories:

Dear Tom

Application number	HPK/2022/0443	Application type	Full - MINOR
Site address	Bridgeholme Mill, Bridgeholme, Chinley, Derbyshire, SK23 6DX	Proposal	Proposed warehouse extension for B2/B8 mixed use development

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:

Contamination/ Ground Gas

With reference to HPK/2016/0110, the submitted ground gas assessment report identified a gas risk associated with the site.

- Ground Gas Assessment Report, Brownfield Solutions ref: DV/C3313/6822, dated 19th April 2017

For this reason and to protect the health of the public conditions 1 and 2 are recommended

Noise

Condition 3 is recommended to protect local amenity with regard to noise from deliveries

Fumes/Odour

Condition 3 is recommended to protect local amenity with regard to fumes and odours produced by and process or fixed plant and machinery operating at the site

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 5 to 10 are suggested.

CONDITIONS:

1. Ground Gas

The development shall incorporate ground gas protection measures consistent with CS2 (CIRIA, C665: Assessing risks posed by hazardous ground gases to buildings C665), utilising a minimum of 1.5 points of protection. The installation of any membrane shall be carried out by a suitably qualified contractor, as detailed in CIRIA C735. Prior to the development being brought

into use a validation report 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. HOURS OF DELIVERIES

No deliveries shall be taken at or despatched from the site outside the hours of 07:00 to 22:00 on Monday to Friday and 08:00 to 19:00 on Saturday but at no time on Sundays or Public Holidays.

4. Discharges to Atmosphere

No discharges to atmosphere of any gaseous or particulate matter shall take place, arising from the operation of any process or plant, unless in accordance with a scheme of atmospheric pollution control measures to be approved by the Planning Authority.

5. 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

6. 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.

7. 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.

8. NSD02B - NOISE CONSTRUCTION: PILING 2

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

9. 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.

10.CDD14 - ON SITE RADIO

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

Environmental Health

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