
From: Stannard, James
Sent: 13 February 2023 16:11
To: Planning Comments (HPBC)
Subject: HPK/2022/0521 - Environmental Health Consultation

Categories:

Hi

Please see below latest comments from Env Health in connection with HPK/2022/0521

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Rhodes, Matthew
Sent: 13 February 2023 16:00
To: Stannard, James
Cc: Planning (HPBC)
Subject: RE: HPK/2022/0521 Environmental Health Consultation#

Hi James

If the basement areas are not habitable then I've no objection. I'm assuming any future conversion would require development control.

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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From: Stannard, James **Sent:** 13 February 2023 15:39
To: EHealth Consultation **Cc:** Rhodes, Matthew **Subject:** RE:
HPK/2022/0521 Environmental Health Consultation#

Good Afternoon

Further to your previous comments (below), the applicant has submitted revised plans (attached) for consideration which show the omission of any habitable accommodation in the basement.

Can you please confirm that these plans allow for your original objection to be withdrawn?

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel
Mobile:
Email:

From: EHealth Consultation **Sent:** 21 December 2022 12:12
To: Planning (HPBC)
Cc: Stannard, James
Subject: HPK/2022/0521 Environmental Health Consultation#

Dear Planning

Application number	HPK/2022/0521	Application type	Full - MINOR
Site address	32 Portland Hotel, St Johns Road, Buxton, Derbyshire, SK17 6XQ	Proposal	Proposed change of use from a Hotel to C3 Holiday Lets

ADVICE TO LPA:

Refusal of the application is recommended on the following grounds:

- Radon

The development incorporates holiday let accommodation within basement areas. Buxton is an area prone to very high radon levels, and this could impact on the feasibility of the development. It may not be possible to reduce radon to acceptable levels.

Geologically the property is sited on a thin sandstone/mudstone cap over the limestone usually associated with radon. This cap often inhibits the migration of radon, however local features (cracks and faults) within the sandstone can give rise to very high radon levels within individual properties.

CONDITIONS:

You are advised against the application of radon conditions however, should you be minded to approve the application the following conditions are suggested to protect the health of the public.

1. CDD08 - RADON PROTECTION: BASEMENT CONVERSIONS

No development shall take place until either:

- (a) the site has been monitored for the presence of radon and assessed to determine the level of radon protection required or;
- (b) in lieu of monitoring full radon protection measures are adopted The development shall thereafter incorporate appropriate radon protection consistent with BRE Report BR211 Radon: guidance on protective measures for new buildings (2015), or subsequent revisions.

2. CDD9 - RADON PROTECTION: VALIDATION

Following completion of radon measures, and prior to occupation of any part of the development the remedial measures shall be validated to ensure that radon is calculated to not exceed 200 Bq/m3 as an annual average. The validation report shall be subject to written approval by the LPA.

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