

From: [Rhodes, Matthew](#)
To: [Planning \(HPBC\)](#)
Cc: [Stannard, James](#)
Subject: HPK/2023/0023 Environmental Health Consultation#
Date: 19 May 2023 14:43:07

Hi James

Application number	HPK/2023/0023	Application type	Full - MINOR
Site address	23 The Willows Day Nursery, Park Road, Buxton, Derbyshire, SK17 6SG	Proposal	Change of use and conversion of former Private Day Nursery to Apartments.

NOTE: The Design and Access statement attached to the portal appears to be for a different premises (Hardcastle Mews, SK23 0EX).

ADVICE TO LPA:

Refusal of the application is recommended on the following grounds:

- Radon

The conversion proposes to utilise the basement as living accommodation. Whilst the premises is not in a designated "radon area", this is area associated with limestone bedrock and the site sites on the boundary of this geology. This means there is a thin sandstone cap over the limestone strata. A fault or fissure in this geology could result in exceptionally high radon levels in the development, with associated public health concerns. This could render development of the basement as unfeasible.

It's suggested that radon test results for the basement area, are submitted at application stage, in the form of a radon report.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution Specialist)

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