
From: Stannard, James
Sent: 21 May 2023 06:05
To: Planning Comments (HPBC)
Subject: HPK/2023/0023 - EH Comments

Categories:

Hi

See below EH comments in relation to HPK/2023/0023

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Rhodes, Matthew **Sent:** Friday, May 19, 2023 2:43 PM
To: Planning (HPBC)
Cc: Stannard, James **Subject:** HPK/2023/0023 Environmental Health Consultation#

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 sits 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)

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ

8 Website: www.highpeak.gov.uk www.staffsmoorlands.gov.uk



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
