

From: [Christopher Humphreys](#)
To: [Planning \(HPBC\)](#)
Subject: HPK/2023/0284 - Land at Hazelcroft Garage
Date: 24 August 2023 17:29:41
Attachments: [image002.png](#)

Dear Planning,

NEW APPLICATION No :	HPK/2023/0284
APPLICANT'S NAME	CEMineral Ltd
LOCATION	Land at Hazelcroft Garage Tom Thorn Fairfield Buxton
PROPOSED DEVELOPMENT	Retention of use of land as mixed (B2) general industrial and (B8) storage and distribution, retention of building, silos and associated equipment

To make informed recommendations on the proposals of this application, further information is required prior to determination in relation to air quality as detailed below. Further comments are made in relation to lighting, noise and environmental permitting:

Air Quality

It is understood that the original use of the site was as a haulage yard. The Planning Statement makes reference to the company operating 80 heavy goods vehicles resulting in an estimated 500 vehicle movements each day starting and ending at the site. From reviewing Google Maps of the site, this would indicate in the region of 30 HGV's parked at the site. The planning statement also identifies that the site has been used for HGV re-fuelling. Clarification is required around the number of vehicles starting journeys from this site and ending at this site to be able to draw a comparison to the proposed use and further clarification is required as to what commercial operations will continue from this site and the vehicle movements associated with that aspect which are not accounted for to allow the impacts on air quality, particularly along Fairfield Road, to be appropriately considered.

Noise

As detailed above, it is unclear if there will be a continuation of other activities on or within the units adjacent to the site and therefore noise impacts on adjacent residential receptors is unclear. To understand the noise impacts associated with the proposal, to identify if proposed structures are suitable to contain noise from the activities and identification of mitigation measures it is recommended that a noise impact assessment is undertaken to be considered prior to determination.

Lighting

Whilst it is noted that the proposal is only intended to operate between 8am to 4pm, the LPA must ensure that any lighting from the proposed development, such as security lighting, does not impact on the amenity of nearby residential receptors and it is recommended that a lighting scheme is submitted to be approved by the LPA.

Environmental Permitting

The storing, loading or unloading of cement in bulk prior to further transportation in bulk or blending or using cement in bulk are regulated activities under the Environmental Permitting (England and Wales) Regulations 2016 (as amended) and it is an offence to operate a regulated installation without an Environmental Permit.

It is recommended that the applicant discusses the proposals with Environmental Health at envhealth@highpeak.gov.uk and where necessary, make the appropriate application for an Environmental Permit.

Kind regards,

Christopher Humphreys

Pollution and Environment Officer

Environmental Heath

Staffordshire Moorlands District Council & High Peak Borough Council

Moorlands House

Stockwell Street

Leek

ST13 6HQ

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