

From: [Christopher Humphreys](#)
To: [Pet Twigg](#); [Planning \(HPBC\)](#)
Subject: FW: HPK/2023/0110 - Environmental Health Consultation#
Date: 11 December 2023 16:11:07
Attachments: [image002.png](#)

Good afternoon Pet,

Application number	HPK/2023/0110	Application type	Full - MINOR
Site address	Unit 1, Hunters Way, Harpur Hill Business Park, Harpur Hill, Buxton, Derbyshire, SK17 9JL	Proposal	CHANGE OF USE OF FIELD WITH OWNERSHIP BOUNDARY OF THE RT MYCOCK SITE TO ALLOW FOR ADDITIONAL CONCRETE BLOCK STORAGE AND ASSOCIATED NEW UNIT

Further to Environmental Health's consultation on the above application, there are no objections to the proposal subject to the following:

Noise

A noise impact assessment has been submitted as part of the application. This indicates there is likely to be a low impact from the proposed development. This is based on the assessment completed over the sites operational times of between 7am and 5pm and that the 'associated new unit' is used for the curing and storing of concrete blocks only.

Therefore given the proposed proximity to a residential receptor and to protect the amenity, the following conditions are advised:

- No operations to take place outside of the times Monday to Saturday 07:00 to 17:00.
- No manufacturing activities are to take place on the additional yard area or within the associated new unit.

Note: Alternative hours can be considered where the noise impact assessment covers the proposed hours of operation.

Land contamination

Recommended condition in the event of contamination found during development:

1. 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.

Kind regards,
Christopher Humphreys
Pollution and Environment Officer
Environmental Heath

Staffordshire Moorlands District Council and High Peak Borough Council
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From: Christopher Humphreys

Sent: Wednesday, October 25, 2023 9:45 AM

To: Planning (HPBC) Pet Twigg

Subject: FW: HPK/2023/0110 - Environmental Health Consultation#

Good morning Pet,

Application number	HPK/2023/0110	Application type	Full - MINOR
Site address	Unit 1, Hunters Way, Harpur Hill Business Park, Harpur Hill, Buxton, Derbyshire, SK17 9JL	Proposal	CHANGE OF USE OF FIELD WITH OWNERSHIP BOUNDARY OF THE RT MYCOCK SITE TO ALLOW FOR ADDITIONAL CONCRETE BLOCK STORAGE AND ASSOCIATED NEW UNIT

With regards to the above application Environmental Health submit a holding objection as there is insufficient information as regards to noise impacts on nearby residential receptors.

The proposal is moving industrial development to approximately 100metres from residential premises and the application does not contain details of potential impacts or mitigation that may be required to make the proposal acceptable. It is therefore recommended that a noise impact assessment is undertaken and submitted prior to determination so that an informed recommendation can be made.

Kind regards,

Christopher Humphreys

Pollution and Environment Officer

Environmental Heath

Staffordshire Moorlands District Council and High Peak Borough Council

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