

From: [Rhodes, Matthew](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Curley, Sally](#); [Stannard, James](#)
Subject: HPK/2023/0447 - Environmental Health Consultation#
Date: 04 January 2024 14:50:52
Attachments: [Brierlow Road, Harpur Register View - DY473085.pdf](#)

Dear Planning

Application number	HPK/2023/0447	Application type	Full - MINOR
Site address	LAND OFF, Brierlow Road, Harpur Hill, Buxton, Derbyshire,	Proposal	The proposed scheme is of x2 New Build Semi-detached homes on the former vacant land on Heath View road, with two car park spaces provided for each dwelling.

ADVICE TO LPA:

Refusal of the application is recommended on the following grounds:

The application could interfere with the operation of the adjacent rugby club, particularly with regard to events at the club house, and the use of floodlighting on the pitches. It is noted that the land is protected by covenant detailed in section 3.1 of the attached title.

The applicant could consider submitting the following at application stage, which would trigger a reassessment by Environmental Health

- Lighting impact assessment (including isolux plan of floodlight light fall).
 - Alternatively the applicant could demonstrate that sports lighting at the rugby club is compliant with “BS EN 12193:2018 Light and lighting - sports lighting (Incorporating corrigendum February 2019)”
- Noise assessment

A phase 1 contamination assessment should also be included at application, as arial photography (google earth) indicates made ground may be present at the site.

Yours sincerely

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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