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To: [Planning Comments \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: HPK/2023/0442 - Environmental Health Consultation#
Date: 05 January 2024 15:14:09

Dear Planning

Application number	HPK/2023/0442	Application type	Full Planning - Large scale MAJOR apps
Site address	Carpenter Plc, Dinting Lodge Industrial Estate, Dinting, Glossop, Derbyshire, SK13 6LE	Proposal	Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting.

COMMENTS:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

Land Contamination

The land contamination assessments submitted in support of the application maybe accepted.

- Mabbett & Associates Ltd, “*Geotechnical Desk Study*” (ref: 3365-MHB-REP-001 revision A02), dated 19 April 2023
- Mabbett & Associates Ltd, “*Geotechnical Interpretative Report (GIR)*” (ref: 3365-MHB-REP-002 revision A02), dated 27 July 2023
- Mabbett & Associates Ltd, “*Preliminary Contamination Risk Assessment (Phase I) Report*”, dated 8th September 2023
- Mabbett & Associates Ltd, “*Exploratory Phase II Site Investigation*”, dated 8th September 2023

These indicate that the risk presented by the development is low, however condition 1 is recommended to protect the health of the public and the wider environment. The EA should be consulted to comment on any impacts to controlled waters.

Noise

The noise impact assessment submitted in support of the application maybe accepted.

- Mabbett & Associates Ltd, “*Noise Impact Assessment*”, dated September 2023

This indicates that noise from the proposed development will not be significant; however there is likely to be some loss of amenity during the construction and groundworks phase, for this reason conditions 4 to 8 are suggested.

Other

Conditions 2 and 3 are suggested to protect amenity during the construction phase

Construction Environmental Management Plan (CEMP)

The outline CEMP submitted in support of the application maybe accepted (with regard to EH/public health issues), but it should be updated to reflect the conditions recommended below.

- Mabbett & Associates Ltd, "Outline Construction Environmental Management Plan (CEMP)", 29 September 2023

CONDITIONS:

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.

2. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

CDD01 – condition with reference to technical documents

3. CDD02 - CONSTRUCTION & DEMOLITION: WASTE DISPOSAL

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

4. NSD12 - BEST PRACTICAL MEANS

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

5. NSD02B - NOISE CONSTRUCTION: PILING 2

If piling is necessary, a written piling options assessment shall be submitted to the Local Planning Authority, to demonstrate noise and vibration mitigation measures consistent with best practical means.

The assessment shall consider Environment Agency guidance (*Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73*) where land contamination is suspected or proven. No piling shall take place until the piling options assessment has been approved.

No piling shall take place outside the hours 09:00 hours to 16:00 hours Mondays to Fridays.

6. NS02A - CONSTRUCTION & DEMOLITION WORKS: TIME OF OPERATIONS

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

7. CDD14 - ON SITE RADIO

During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

8. WELFARE FACILITIES

Internal combustion engines powering welfare units shall not be in operation between the hours 23:00 to 07:00. Battery, hydrogen fuel cell, or similar, quiet technologies shall be utilised.

Matthew Rhodes

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High Peak Borough Council and Staffordshire Moorlands District Council

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