

From: EHealth Consultation **Sent:** Wednesday, January 10, 2024
12:22 PM

To: James Stannard

Subject: RE: HPK/2023/0235 - Glossop Fire Station

Good afternoon James,

Application number HPK/2023/0235

Site address	Glossop Fire Station, Whitfield Park, Glossop, Derbyshire, SK13
8LG	
Proposal	Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works. Work to include a temporary structure to house the fire appliances during construction

No objections subject to the following conditions:

Noise

No details are currently available for any external fixed plant or equipment to be installed at the site. A noise impact assessment has been completed and submitted, (NoiseAssess, 13356.01.v2, April 2023). This has identified proposed design noise limit criteria for future proposals. Therefore, the following should apply:

CONDITIONS

1. No fixed external plant or equipment shall be installed without the written prior permission of the Local Planning Authority.
2. The total sound level from external fixed plant or equipment shall not exceed the following sound levels at the nearest residential receptor when measured or assessed

(including corrections for characteristic noise) in accordance with BS4142:2014:

- o 41dB LAeq, 1hr during daytime 07:00-23:00hrs
- o 26dB, LAeq, 15min during the night-time 23:00-07:00hrs

Land contamination

CONTAMINATION

No development shall take place, with the exception of site investigation and remediation works until conditions **1a** to **1d** have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition **1d** has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management" (LCRM) guidance.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition **1a**, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition **1b**, which is subject to the approval in writing of the Local Planning Authority.

e. Submission of a verification report

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition **1c**.

Demolition/ Construction

To protect the amenity of receptors in the vicinity of the re-development of the site during demolition and construction activities, the following conditions should be applied:

CONDITIONS

4. 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.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.
- All deliveries to the site shall be limited to within the above hours.

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.

5. There shall be no visible dust emissions beyond the site boundary associated with demolition/construction works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Document 'Control of Dust from Construction and Demolition Activities' (BR456) and the Institute of Air Quality Managements 'Assessment of dust from demolition and Construction' (2014).

6. Prior to demolition/ construction commencing, the Developer shall have in place an environmental management plan. This shall detail:

- o Techniques and control measures to minimise noise
- o Techniques and control measures to minimise dust
- o Methods to be employed to monitor dust and noise during demolition/ construction
- o Complaints procedure for dealing with complaints made to the developer in relation to impacts from noise or dust during demolition or construction
- o Communications plan for informing neighbouring properties of the schedule of works and the developer contact details in the event of complaints
- o Instruction/ training to be given to site workers/ contractors to minimise emissions of dust and noise.

Kind regards,

Christopher Humphreys
Pollution and Environment Officer
Environmental Heath
Staffordshire Moorlands District Council and High Peak Borough Council

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