
From: Rhodes, Matthew
Sent: 30 November 2022 16:07
To: Planning (HPBC)
Subject: FW: HPK/2022/0456 Environmental Health Consultation#

Categories:

From: Rhodes, Matthew
Sent: 23 November 2022 14:49
To: 'Steven Gunn-Russell' **Cc:** Mccrory, Daniel

Subject: HPK/2022/0456 Environmental Health Consultation#

Hi Steve

Application number	HPK/2022/0456	Application type	Full Planning - Large scale MAJOR apps
Site address	Land At, Dinting Vale, Dinting, Glossop, Derbyshire,	Proposal	Proposed residential development comprising 100 dwellings including areas of public open space, landscaping and associated works

COMMENTS:

Contamination:

The contamination reports submitted in support of the application may be accepted

- REFA, “Phase 1 – Geoenvironmental Desk Study Report” (ref: 21168A/GEDS RevA), dated 4 August 2022
- REAFA, “Ground Investigation Works At Dinting Vale, Glossop” (ref: REF-ST-21168), dated 16 February 2022

It’s noted that the submitted phase 1 (ref: 21168A/GEDS RevA) is predated by the ground investigation report (ref: REF-ST-21168). To put the intrusive ground investigation report into perspective the first edition of the phase 1 should be submitted to the LPA, for our records.

The following information is brought to the attention of the developer for subsequent land contamination risk assessments, and these should include an appropriate discovery strategy.

During the 1940’s a local firm deposited waste containing chromium sulphate at various locations in the area. I understand that during the first phase of development of the residential estate to the south in 1989, this waste was discovered and buried in an excavation sealed with a 2m clay lining. Additional deposits of chromium sulphate were discovered during construction in 2001, these were analysed and found to be the relatively non-toxic trivalent chromium.

The adjacent historical landfill was originally the site of a sand and gravel quarry. The developer should be aware that any remaining sand/gravel deposits may form a preferential pathway for the migration of ground gas onto the development site.

The submitted ground investigation report (ref: REF-ST-21168) is described as a “preliminary phase ground investigation” and does not appear to be based on the submitted site layout. The submitted contamination reports recommend additional intrusive site investigation, including ground gas assessment. For these reasons and to protect the health of the public and the wider environment a contamination condition (requiring further assessment) will be recommended.

Noise:

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

- Royal Haskoning DHV, “Noise Assessment – Dinting Vale, Glossop” (ref: PC2304-RHD-ZZ-XX-RP-Z-0001), dated 11 August 2022

This report identifies the site as relatively low risk with regard to noise, the noise climate being dominated by road (and to a lesser extent rail) traffic. The report recommends acoustic fencing to garden boundaries, the following points are brought to your attention,

- Acoustic fencing should be fully specified by condition (see below)
- The submitted site layout plan (Proposed Site Layout, ref: WH/DV/PSL/01, dated 14 June 2022) needs to resubmitted, to make it absolutely clear where acoustic fencing is proposed (use of an alternate colour is suggested).

Construction:

Model construction conditions will be recommended (see below)

CONDITIONS

1. 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,

- archaeological 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.

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.

2. NSD14 – ACOUSTIC FENCING

Acoustic fencing utilised for noise mitigation shall be of solid construction, with good quality timber (no warping, knot holes or damage) of at least 20mm thickness in all places, including where the boards overlap. Boards shall continue across the front of posts to minimise gaps and incorporate wide overlaps (minimum 25mm) to allow for timber expansion and contraction whilst minimising the possibility of gaps appearing over time. Fencing shall have a superficial mass not less than 10 kg/m².

Noise mitigation shall thereafter be maintained for the life of the development.

3. 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.

4. 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.

5. 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.

6. NSD02B - NOISE CONSTRUCTION: PILING

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

7. 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.

8. CDD14 - ON SITE RADIO

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

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