

From: [Matthew Rhodes](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Pet Twigg](#)
Subject: HPK/2023/0518 - Environmental Health Consultation#
Date: 27 March 2024 12:29:06

Hi Pet

Application number	HPK/2023/0518	Application type	Full - MINOR
Site address	UNIT 3 & UNIT 3A, WHARF WORKS, Redmoor Lane, New Mills, Derbyshire, SK22 3JL	Proposal	Replacement of demolished burnt down and fire damaged buildings at Unit 3 & Unit 3A Wharf Works

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.

Sensitive Use

The proposed end use of the development is particularly sensitive to the presence of land contamination, for this reason the following conditions 1 is recommended.

Construction

The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions 2 to 7 are suggested.

Noise

Conditions 8 and 9 are recommended to protect residential amenity with regard to noise, and dust/smoke/effluvia

INF12 – DEMOLITION/REFURBISHMENT: ASBESTOS INFORMATIVE

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

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

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

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. FED03 – POLLUTION: DISCHARGES TO ATMOSPHERE

No discharges to atmosphere of any gaseous or particulate matter shall take place,

arising from the operation of any process or plant, unless in accordance with a scheme of atmospheric pollution control measures to be approved by the Planning Authority. The approved scheme shall be implemented before the use hereby permitted occurs.

9. NS07 - NOISE RATING LEVEL: INDUSTRIAL PREMISES

The maximum noise level emitted from the development shall not exceed the following levels when measured (or calculated for) at 1 m from the facade of a window or door opening of any residential premises.

- a. 50 dB LAeq,1 hr for any period of one hour between (08:00 – 22:00 hrs)
- b. 50 dB LAeq, 15 mins for any period of 15 minutes between (22:00 – 08:00)

All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 “*Methods for rating and assessing industrial and commercial sound*” and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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