

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0137 - Gas Works, Horwich End, Whaley Bridge
Date: 13 May 2024 10:35:40

See below comments from Env Health in connection with HPK/2024/0137

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: EHealth Consultation
Sent: Thursday, May 9, 2024 2:17 PM
To: James Stannard
Subject: RE: HPK/2024/0137 - Gas Works, Horwich End, Whaley Bridge

Hi James

Refusal of the application is recommended – noise and land contamination

Noise

The proposal places housing within an industrial area. The submitted noise impact assessment suggests rated noise levels of 57 dB $L_{Aeq, 16 \text{ hours}}$ in the development area. These measurements were taken over a 3-day period from 10/1/24 to 13/1/24.

Whilst measurement may be representative for this monitoring period, we can't be sure the joinery (current principal noise source) was operating at a normal level. I would also question if a tonality rating penalty should be applied for the dust extraction system, as these usually have a tonal element. The applicant may wish to comment on this further (via their noise consultant).

Nearby commercial/industrial premises were empty or not operational at the time of the noise measurement; however these could be brought into use or increased use at any time, and the site likely predates any restrictions in hours etc.. So, I think it's fair to say there is some uncertainty associated with these assessment figures.

Noise can be reduced to acceptable levels within properties, with appropriate mitigation. In this case focusing on uprated acoustic glazing with acoustic ventilation. A passive system is suggested in the noise report, however given the location mechanical ventilation is appropriate.

55 dB $L_{Aeq, 16 \text{ hour}}$ is the upper limit recommended for outdoor living space. This level is associated "*serious annoyance, daytime and evening*", which broadly equates to a "*significant adverse impacts on health and the quality of life*" with regard to Para 191 of the NPPF. In this case the applicant wishes to bring a sensitive receptor to an area that is noisy and has potential to be noisier without the requirement for further planning development control. With reference to para 193 of the NPPF, I suggest the proposed development will require unreasonable restrictions

to be placed on existing commercial/industrial premises should the proposed development be approved. This may render existing commercial undertakings untenable.

With regard to the BS4142 assessment within the noise report; it's not clear what the existing background (L_{A90}) levels were determined at, and how these compare to ambient/specific sound. As such the BS4142 assessment is incomplete.

Land Contamination

The phase 1 contamination assessment may be accepted. This recommends that the assessment progresses to a phase 2 intrusive investigation. The site is high risk (gas works), and the phase 2 may inform architectural design. Undercroft garages, for example, to mitigate ground gases. It's suggested that the phase 2 is submitted at application stage.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard
Sent: Wednesday, May 8, 2024 6:59 AM
To: EHealth Consultation
Cc: Daniel McCrory ; [Matthew Rhodes](#)
; [Christopher Humphreys](#)
[Ben Haywood](#)

Subject: HPK/2024/0137 - Gas Works, Horwich End, Whaley Bridge
Importance: High

Good Morning

I don't appear to have received a consultation response to the above application with the request being sent to your team on 15th April.

The applicant has a record of not agreeing time extensions and as a consequence we need to get the application determined on time.

Given the nature of the proposal (residential) and proximity of nearby light industrial uses and heavy industrial processes associated with the wider site I would ask that you review all information on file and forward your comments to me as a matter of urgency please.

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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