

Subject: RE: HPK/2023/0447 - Land off Brierlow Road, Harpur Hill, Buxton
Date: 29 October 2024 12:02:41

Hi James

The revised application appears to move the proposed development further from the club house. This makes little difference to the original comment from EH dated 4/1/24.

The following are required:

- Lighting impact assessment
- Noise impact assessment
- Phase 1 contamination assessment

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: 28 October 2024 16:05

To: Matthew Rhodes <Matthew.Rhodes@highpeak.gov.uk>

Subject: RE: HPK/2023/0447 - Land off Brierlow Road, Harpur Hill, Buxton

Afternoon Matt

I'd be grateful if you would respond to my two previous emails please as public health is the only outstanding issue preventing this application from being approved.

I look forward to your updated comments.

Thanks

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard

Sent: 23 October 2024 10:59

To: Matthew Rhodes

Subject: FW: HPK/2023/0447 - Land off Brierlow Road, Harpur Hill, Buxton

Hi Matt

I'm yet to receive revised comments having regard to the attached plans which seek to address your previous concerns.

Can you please confirm that the 2no. properties in their revised location adjacent to the existing row of residential properties allow you to withdraw your objection?

I would very much appreciate a response by the end of the week given that the application is due for determination on Monday.

Kind Regards

James Stannard Planning Officer

Development Services

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From: James Stannard

Sent: 24 September 2024 09:54

To: Matthew Rhodes

Subject: HPK/2023/0447 - Land off Brierlow Road, Harpur Hill, Buxton

Morning Matt

After a lengthy period, the application has been amended as per the attached revised Site Plan.

Can you confirm that given the proposed properties are adjacent to an existing block of semi-detached properties the objection previously raised in relation to Noise and Light Pollution falls away?

Also, can you please take a look at photographs taken on site and confirm whether you still believe a Land Contamination Assessment is necessary?

Regards

James Stannard Planning Officer

Development Services

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From: Rhodes, Matthew

Sent: Thursday, January 4, 2024 2:51 PM

To: Planning Comments (HPBC)

Cc: Curley, Sally <[Stannard, James](#)> **Subject:** HPK/2023/0447 - Environmental Health Consultation#

Dear Planning

Application number	HPK/2023/0447	Application type	Full - MINOR
Site address	LAND OFF, Brierlow Road, Harpur Hill, Buxton, Derbyshire,	Proposal	The proposed scheme is of x2 New Build Semi-detached homes on the former vacant land on Heath View road, with two car park spaces provided for each dwelling.

ADVICE TO LPA:

Refusal of the application is recommended on the following grounds:

The application could interfere with the operation of the adjacent rugby club, particularly with regard to events at the club house, and the use of floodlighting on the pitches. It is noted that the land is protected by covenant detailed in section 3.1 of the attached title.

The applicant could consider submitting the following at application stage, which would trigger a reassessment by Environmental Health

- Lighting impact assessment (including isolux plan of floodlight light fall).
 - Alternatively the applicant could demonstrate that sports lighting at the rugby club is compliant with "BS EN 12193:2018 Light and lighting - sports lighting (Incorporating corrigendum February 2019)"
- Noise assessment

A phase 1 contamination assessment should also be included at application, as arial photography (google earth) indicates made ground may be present at the site.

Yours sincerely

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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