

From:
To:
Cc:
Subject: RE: DET/2024/0033 - Etherow House, Woolley Bridge Road, Hadfield
Date: 07 February 2025 13:52:25
Attachments: [image003.png](#)

Hi Rosie

The demolition management plan (DMP) is pretty good and ties into the asbestos survey.

Just a couple of watch points –

The DMP should be explicit in forbidding fires on site, the following text should be incorporated -

- 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.

Given nearby residential premises there should be no working on Sunday or bank holidays. You could limit work to hand tools only on these days but residents need a bit of a break.

Similarly – no on-site radios. This should be explicit within the DMP.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Rosie Dinnen

Sent: 07 February 2025 10:21

To: Matthew Rhodes

Subject: RE: DET/2024/0033 - Etherow House, Woolley Bridge Road, Hadfield

Hi Matthew

After we determined prior approval was required in October, just before Christmas the applicants submitted a much more comprehensive package of information including a demolition management plan, asbestos surveys (pre-demolition and re-inspection survey)

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=268280>

DCC Highways seems content from their perspective.

I was wondering if you had any further comments to make on the basis of the additional information that has been submitted?

Thanks

Rosie Dinnen Senior Planning Officer

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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Working Days: I work a 9 day fortnight. Tuesday - Friday / Monday – Friday

From: Matthew Rhodes

Sent: 24 October 2024 10:01

To: Rosie Dinnen

Subject: RE: DET/2024/0033 - Etherow House, Woolley Bridge Road, Hadfield

Hi Rosie

Demolitions are usually straight forward from our point of view, and we'd look to apply the model construction conditions (excluding contamination and piling).

I've moved away from asking for CEMPs as they always get it wrong, and I don't want to read the same cut and paste report that will then be ignored by the contractor; so, I prefer prescriptive conditions these days. If they do produce a CEMP all you need to do is ensure it contains the appropriate phrase from the model condition, and is enforceable i.e.

"Fires/Waste

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."

Cheers

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Rosie Dinnen

Sent: 23 October 2024 17:06

To: Matthew Rhodes

Cc: Env health

Subject: RE: DET/2024/0033 - Etherow House, Woolley Bridge Road, Hadfield

Hi Matthew

Just to update you, we have determined that Prior Approval is required and asked for additional information:

- a. Demolition Methodology Report
- b. Demolition Management Plan relating to transportation which details:
 - Parking of vehicle of site operatives and visitors;
 - Advisory routes for demolition traffic;
 - Any temporary access to the site;
 - Locations for loading/unloading and storage of plant, waste and materials;
 - Method of preventing mud and dust being carried onto the highway;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Highway Condition survey;
 - Methods of communicating the Demolition Management Plan to staff, visitors and neighbouring residents and businesses.
- c. Bat survey
- d. Asbestos survey
- e. Waste management strategy
- f. Appropriate site restoration

So no need for comments, you will get consulted when they submit these additional details.

Thanks

Rosie

From: Rosie Dinnen

Sent: 23 October 2024 11:56

To: Matthew Rhodes

Cc: Env health

Subject: DET/2024/0033 - Etherow House, Woolley Bridge Road, Hadfield

Importance: High

Good morning Matthew

I have got a 28 demolition notice application which is due tomorrow (24/10/24).

I have been reviewing the application and I hadn't appreciated that our planning support had not sent any consultations.

Would you have standard advice for this sort of application?

I attach the site location plan and supporting statement, page 3 Method of demolition and spoil and rubble disposal sections are probably of most interest to you.

Any advice or comments would be appreciated.

Many thanks

Rosie Dinnen Planning Officer

(She/Her)

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