

Subject: HPK/2024/0284 - Environmental Health Consultation#
Date: 27 February 2025 11:24:14

Hi Rosie

Application number	HPK/2024/0284	Application type	Full - MINOR
Site address	Land adjacent , Unit 26 , Harpur Hill Business Park , Harpur Hill , Buxton , Derbyshire , SK17 9JL	Proposal	Creation of 10 small class E units to existing commercial use land

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. This statement is contingent on all recommended conditions being adopted in any approval. Should the planning office wish to disregard any recommended conditions they should speak to the Environmental Health Team to determine if this changes the consultation advice.

CONDITIONS:

SENSITIVE USE

The submitted phase 1 contamination assessment may be accepted

- Peak Environmental Solutions, "Phase 1 Site Investigation" (ref: 42373R1), dated December 2024

Section 4 within the document (Conclusions and Recommendations) requires limited remediation to protect human health (water services etc.), and also requires a discovery strategy is adopted by the developer/contractor during groundworks; for this reason the following condition 1 is recommended.

Artificial Lighting

Condition 2 is recommended to protect general amenity with regard to light pollution

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 3 to 8 are suggested.

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. CONTAMINATED LAND

Works shall be undertaken in accordance with the approved Phase 1 site investigation (Peak Environmental Solutions, "Phase 1 Site Investigation" (ref: 42373R1), dated December 2024)

In accordance with Appendix G of the approved report, if during development any contamination or evidence of likely contamination is identified, 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. LGD05 - Artificial Lighting (external)

To restrict the intensity of the illumination on either or both amenity/public safety grounds:

Any artificial lighting associated with the development shall conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Lighting, GN01/21", dated 2021

3. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely 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 2

If piling is necessary, a written piling options assessment shall be submitted to the Local Planning Authority, to demonstrate noise and vibration mitigation measures consistent with best practical means.

The assessment shall consider Environment Agency guidance (*Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73*) where land contamination is suspected or proven. No piling shall take place until the piling options assessment has been approved.

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.

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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