

From:
To:
Cc:
Subject: HPK/2023/0192 - Environmental Health Consultation#
Date: 13 May 2025 14:09:32

Hi Rachael

Application number	HPK/2023/0192	Application type	Full Planning - Large scale MAJOR apps
Site address	Land at Hoghaw , Fairfield , Buxton , Derbyshire ,	Proposal	Construction of 99 dwellings with associated landscaping and engineering works

COMMENTS:

Further to my previous 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.

Noise

The noise impact assessment submitted in support of the application may be accepted.

- EP3, "Noise Impact Assessment" (ref: 50-697-R1-6), dated 25 June 2024

The assessment determined that standard thermal double glazing would be sufficient for all plots and that acceptable external noise levels would be achieved at all plots.

Accordingly, this assessment has shown that no adverse impact is predicted day or night at the

receptors. As such, noise need not be a material consideration in the granting of planning permission as long as the recommendations of this report are followed and included within the design stage.

**AS SUCH THE NOISE INSULATION CONDITIONS IS NOT REQUIRED
(CONSULTATION RESPONSE 6/6/23)**

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>