

From: [EHealth Consultation](#)
To: [Rachael Simpkin](#)
Cc: [Planning \(HPBC\)](#)
Subject: RE: HPK/2024/0034 - Environmental Health Consultation *URGENT*
Date: 04 June 2025 16:05:52

Hi Rachael

Condition 21 of HPK/2020/0201 relates to the approved noise report and requires that the mitigation is implemented; and subsequently defined noise levels are not exceeded.

This can be carried through to HPK/2024/0034; perhaps

“Prior to the occupation of any dwelling..... noise mitigation works no less protective than those defined within the approved scheme of noise mitigation (Peak Acoustics, Noise & Vibration Assessment Report, ref: NM2708191NR Rev 1.0, dated 6th October 2020) shall have been fully implemented. The works shall ensure the following noise levels are not exceeded:.....etc”

“the implemented scheme shall thereafter be maintained for the life of the development”.

Condition 22 of HPK/2020/0201 mostly relates to plans and visual amenity, in this case for an acoustic fence. As long as condition 21 is met I’m blind to the visual aspect of the fence; the last clause re maintenance is useful though

- The issue with the approved plan is it is not annotated and therefore unclear where the acoustic fence is. Yes, I agree.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Rachael Simpkin

Sent: 03 June 2025 14:46

To: Matthew Rhodes

Subject: RE: HPK/2024/0034 - Environmental Health Consultation *URGENT*

Importance: High

Sorry Matthew,

The acoustic condition was imposed to HPK/2020/0201 as follows:

No development hereby permitted shall be commenced until a detailed design for the acoustic fencing as identified within the approved Site Plan drawing ref. 18-044 1102 Rev Q has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to any dwelling being brought into first use and shall be maintained for those purposes at all times thereafter throughout its lifetime.

The issue with the approved plan is it is not annotated and therefore unclear where the acoustic fence is.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council
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From: Rachael Simpkin

Sent: 03 June 2025 14:37

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

Subject: RE: HPK/2024/0034 - Environmental Health Consultation#

Hi Matthew,

The approved scheme had the following condition imposed as recommended by EH but no mention of the acoustic fence.

Comments would be appreciated ASAP as we're aiming this at planning committee deadline Wednesday this week.

No dwelling hereby approved shall be first occupied until all works forming part of the approved Noise Report Scheme (Peak Acoustics, Noise & Vibration Assessment Report, ref: NM2708191NR Rev 1.0, dated 6th October 2020) have been fully implemented and confirmed in writing by the Local Planning Authority. The works shall ensure the following noise levels are not exceeded:

- I. An internal noise level for habitable rooms during the day (0700-2300hrs) of 35dB(A)LAeq, 16hrs for habitable rooms,
- II. An internal noise level for bedrooms during the night (2300-0700hrs) of 30dB(A)LAeq for 8hrs and 45dB(A)LAmx (fast),
- III. Noise levels within external living areas such as balconies, terraces and gardens during the day (0700-2300hrs) of 50dB(A)LAeq for 16hrs.

Where internal noise levels can only be achieved with windows shut, other adequate means of ventilation shall be provided which shall ensure thermal comfort prior to any dwelling being brought into first use. All works within the development shall be carried out in accordance with the approved scheme and shall be maintained for those purposes at all times thereafter.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

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From: Matthew Rhodes

Sent: 21 May 2025 15:53

To: Planning (HPBC)

Cc: Rachael Simpkin

Subject: HPK/2024/0034 - Environmental Health Consultation#

Hi Rachael

The revised plan appears to rely on a 3m high acoustic fence adjacent to the road, for noise mitigation. Whilst this is likely to work it may not be acceptable from a visual amenity standpoint. I would also question who was going to maintain the fence for the life of the development as it could quickly look tatty. The preference would be for good acoustic design incorporating distance separation, but this may reduce the number of units available on the site.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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