

From: [EHealth Consultation](#)
To: [Planning \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: HPK/2025/0158 - Environmental Health Consultation#
Date: 13 June 2025 13:20:18

Dear Planning

Application number	HPK/2025/0158	Application type	Full Planning - Small-scale MAJOR apps
Site address	1-2 Buckingham Hotel , Burlington Road , Buxton , Derbyshire , SK17 9AS	Proposal	Redevelopment of the Buckingham Hotel including demolition of the existing Buckingham Hotel and the erection of a replacement building as an Aparthotel comprising of 53 units

ADVICE TO LPA:

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 discard any recommended conditions they should speak to the Environmental Health Team, to determine if this changes the consultation advice.

Supplementary Planning Documents

THE LPA SHOULD ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE REQUIREMENTS OF THE WATER IN BUXTON SPD, WITH REGARDS TO ANY EXCAVATIONS OR DRILLING AT THE SITE. CONSULTATION SHOULD BE MADE WITH THE COUNCIL'S HYDROLOGIST.

LIGHTING

YOU SHOULD CONSIDER A CONDITION REQUIRING THAT THE LIGHTING SCHEME AT THE DEVELOPMENT CONFORMS TO THE SUBMITTED PROPOSALS. YOU COULD ALSO CONSIDER ADOPTING A MORE STRINGENT SCHEME COMPATIBLE WITH ENVIRONMENTAL ZONE 2

SENSITIVE USE

The proposed end use of the development is particularly sensitive to the presence of land contamination, for this reason the following conditions 1 is recommended.

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 <***> to <***> 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. CL05 CONTAMINATED LAND – IF FOUND DURING DEVELOPMENT

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, 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. NSD09 - ACOUSTIC SURVEY

No development shall take place until a full acoustic survey has been undertaken to

determine both nighttime and daytime background noise levels at the site. This survey shall be submitted to the LPA as soon as it is available, for approval.

3. BS4142 limit on external noise levels produced by fixed external plant

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed daytime background sound levels between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the night time background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142: 2014 +A1:2019 "*Methods for rating and assessing industrial and commercial sound*" and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

4. 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

5. 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.

6. 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.

7. 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.

8. 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.

9. 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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