

From: [Rachael Simpkin](#)
To: [Planning \(HPBC\)](#)
Subject: FW: HPK/2024/0481 - Former Community College, Glossop
Date: 23 June 2025 12:37:04
Attachments: [image002.png](#)

Hi Planning Support,
For the public file please.
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: EHealth Consultation
Sent: 11 June 2025 16:55
To: Rachael Simpkin
Subject: HPK/2024/0481 - Former Community College, Glossop
Dear Rachael,

Application number	HPK/2024/0481	Application type	Outline - Large-scale MAJOR apps
Site address	Glossopdale Community College Lower Site , Talbot Road , Glossop , Derbyshire , SK13 7DR	Proposal	Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

In relation to the above application, the following comments are made in respect of air quality.

Further information is required prior to determination.
An air quality assessment has been submitted with the application, although this was not made clear as listed on the consultation page under the name "VAL-24-0073_Talbot Road, Glossop_AR1_20241220_FINAL"

The air quality assessment, reference VAL-24-0073 and dated December 2024 has been undertaken as a screening assessment concluding that effects are deemed to be not significant, however, clarification is required on the following:

- The transport assessment submitted as part of the proposed A57 link road identifies Shaw Lane, Dinting Road as a route around traffic on High Street West. The assessment appears focused on change in traffic numbers as a result of the proposal only and not taking into account potential change and exposure as a result of already committed development and therefore this must be clarified as could impact on future residents of the development

and those in the vicinity.

- Additionally, the impact on the wider transport network requires clarification in terms of the increase in vehicle movements specifically within the AQMA at Dinting Vale. While the former use of the site and transport associated with this is acknowledged, the site has been closed since circa 2018 and the impact needs to be considered against current levels.
- In terms of the Construction Phase air quality impacts, this has been identified as a low to negligible risk, however, this is dependent on the controls specified in Table 5.2 being fully implemented and it is therefore a requirement for the measures to be incorporated into a construction management plan to be approved prior to development commencing and a requirement for a condition relating to boundary visible dust emissions.

A full set of conditions will be provided subject to satisfactory provision of the further information identified above to ensure that the development does not result in adverse effects as set out in Policy EQ 10.

Kind regards,

Christopher Humphreys

Pollution and Environment Officer

Environmental Heath

High Peak Borough Council and Staffordshire Moorlands District Council

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