

**From:**  
**To:**  
**Subject:** FW: HPK/2024/0481 - Former Community College, Glossop AQ update  
**Date:** 10 September 2025 11:54:09  
**Attachments:** [image004.png](#)

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Hi Planning Support,  
EHO comments for the application file and website 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:** 28 August 2025 13:53

**To:** Rachael Simpkin

**Cc:** Christopher Humphreys

**Subject:** RE: HPK/2024/0481 - Former Community College, Glossop AQ update

Hi Rachael,

Further to our previous comments, an updated air quality screening assessment has been submitted in support of the above application (Ref: VAL-24-0073 – Air Quality Assessment Talbot Road, Glossop Derbyshire County Council July 2025).

In response to the queries previously raised, the applicant has now included the following (abridged) response.

- With Regards to traffic in the AQMA the consultant's state:  
"It has also been confirmed by SLR Consulting Ltd that while the daily traffic generated by the development would be 454 two-way vehicular trips (not netted off), it is expected that only a reduced proportion of them (10% or less) will travel through the AQMA" *(therefore below the 100 daily traffic increase that would trigger an assessment)*

Although further, reasonable logical arguments have been supplied to support this statement no actual no data (modelling) has been supplied. However, highways do appear to have accepted this argument therefore we would not be in a position to dispute this statement.

- With regards to traffic on Dinting Road:  
"A review of the Air Quality Assessment provided in Chapter 5 of the Environmental Statement for the A57 Link Road project has been undertaken.. As such it is not expected that the already committed development of the A57 link road will have any significant impact on the proposed human health receptors at the Development or in the vicinity. Based on professional judgement and taking into account local monitoring and background data showing pollutant concentrations considerably below the relevant UK AQO's, the operational impact of the Development is deemed to be negligible"

It is not clear if the applicant misunderstood this comment. This comment was raised regarding the traffic numbers used in transport assessment. In the proposed A57 development, the traffic modelling in this study indicated that a significant portion of the "new" vehicle movements moving between the new A57 and Glossop town Centre would utilise Shaw Lane and Dinting Road (and then possibly Talbot Road) rather than the existing A57, which may mean that the existing transport statement underestimated the likely

number of vehicles utilising this route at the time of opening.

The above noted it is conceded that the highways have accepted the traffic numbers utilised in the transport statement and that the proposed layout of the development indicates that the houses will probably be set back from Talbot Road therefore, we would agree that it is unlikely that the site itself would be significantly affected by emissions from an underestimation of potential traffic numbers (and thus pollution sources). A condition requiring / ensuring properties are set back is recommended.

With regard to general AQ impacts, although it is conceded that the application will not significantly deteriorate the existing air quality in the area, it does inevitably introduce some new sources of pollution (traffic, boilers etc). To minimise the impacts of this it is recommended that the developer produce a low emission strategy outlining the measures implemented to minimise this increase. Many of these measures have already been produced, and are contained in the travel plan but should include other potential source (e.g boilers)

With regards to the construction dust. The applicant has now noted that the recommendations made within the assessment to mitigate these impacts will be included in any future construction management plan. This is noted in the condition below:

**Air Quality**

1. No door or window opening to any room of the dwelling(s) shall be situated within 5 metres of the kerbside of Talbot Road.
2. Development shall not commence, excluding demolition, until a low-emissions strategy for mitigating the air-quality impacts of the development is submitted to and approved in writing by the LPA. All works that form part of the approved scheme shall be completed before occupation of the development unless otherwise agreed in writing by the LPA. The measures in the agreed scheme shall be maintained throughout the life of the development.

**Reason (Both):** In order to safeguard the amenities of the occupiers of the proposed dwelling[s] in respect of atmospheric pollution in compliance with policy. [EQ 10.]

**Construction and Environmental Management Plan:**

3. No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-
  - I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
  - II. the method and duration of any pile driving operations (including expected starting date and completion date);
  - III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
  - IV. the arrangements for prior notification to the occupiers of potentially affected properties;
  - V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
  - VI. a scheme to minimise dust emissions arising from construction activities on the site, which should include all the dust mitigation measures in the air quality assessment (Ref: VAL-24-0073 – Air Quality Assessment Talbot Road, Glossop Derbyshire County Council July 2025) submitted in support of the above application
  - VII. a scheme for recycling/disposal of waste resulting from the construction works;

VIII. the parking of vehicles of site operatives and visitors;  
IX. the loading and unloading of plant and materials;  
X. the storage of plant and materials used in constructing the development;  
XI. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works,  
XII. 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,  
XIII. details of any generator/s to be used on site. They should be sufficiently attenuated so that any noise generated shall be inaudible inside any nearby noise sensitive premise,  
XIV. during construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.  
All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.  
Reason: To protect the amenity of local residents and that of the surrounding area from unreasonable disturbance and ensure that the development does not result in adverse effects as set out in Policy EQ 10.

Thanks

Dan

**Dr. Daniel McCrory** Principal Pollution Officer

Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

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