
From: Jane Colley
Sent: 12 September 2025 12:53
To: Planning (HPBC)
Subject: FW: HPK/2023/0488 - Land At Burlow Road And Heathfield Nook Road, Harpur Hill, Buxton

Categories:

Hi,

Please can the comments below from the EHO be uploaded onto the web for HPK/2023/0488?

Thanks,

Jane

From: Matthew Rhodes
Sent: 12 September 2025 11:36
To: Jane Colley
Cc: Planning (HPBC)
Subject: RE: HPK/2023/0488 - Land At Burlow Road And Heathfield Nook Road, Harpur Hill, Buxton

Hi Jane

The updated (revised plans) NIA may be approved

- E3P, "*Noise and Vibration Impact Assessment: Heathfield Nook*" (ref: 50-965-R1-2), dated 7 April 2025

The assessment determines that acceptable external and internal noise levels can be achieved without the need for mitigation measures. As such, it advises that no adverse impact is predicted day or night at the receptors due to road or rail traffic sound. This is inline with the findings of the earlier approved NIA

Land Contamination

A phased approach was agreed, and whilst the enabling works remediation has been approved (under earlier permission), the final scheme of remediation (built phase) has not been presented. Contamination conditions should be carried forward to this application/approval.

Env Health have no further comments to make with regard to the revised plans.

regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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