
From: James Stannard
Sent: 29 October 2025 09:42
To: Planning Comments (HPBC)
Subject: HPK/2024/0275 - Env Health further comments

Hi

Please see below latest comments from Env Health in connection with HPK/2024/0275

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Christopher Humphreys
Sent: 28 October 2025 19:12
To: James Stannard
Cc: Ben Haywood
Subject: RE: HPK/2024/0275 - Land at Waterswallows Road, Buxton

Good afternoon James,

Following further review of the noise impact assessments in relation to the previously proposed conditions, the following conditions are required to ensure nearby residential receptors are not impacted by noise from the proposed activities. It should be noted that the assessment undertaken focused primarily on night-time noise impacts and took account of specified parameters which included vehicle movements, and therefore the sound limit should suffice. It is up to the operator to manage this whether by a formal noise management plan or not. It should be noted, however, that an assessment level based on BS4142 has not been derived for daytime/ evening/ Sunday or bank holiday times. A specific sound level of 40dB LAs has been calculated at residential receptors to represent worst-case and not likely to be significant, but was not considered against the above periods to apply a separate sound level, therefore unless the operator provides further assessment condition 1 applies at all times.

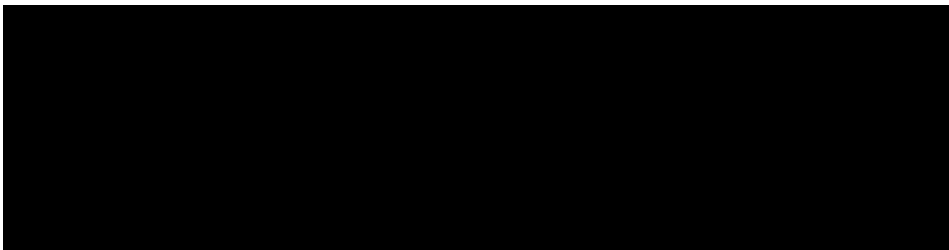
1. *The specific sound level from the operation of the installation shall not exceed 35dB LAr, Tr at any noise sensitive receptor when measured or calculated in accordance with BS4142:2014 (as updated).*
2. *Where reversing alarms are required to be fitted to vehicles operating on the site, these shall be white noise alarms. This applies to vehicles owned or operated by the site operator (such as hired/ loaned vehicles, i.e. delivery vehicles, fork lifts, front loaders).*
3. *No external fixed plant is to be installed without approval of the LPA.*
4. *No construction work at the site shall take place outside the following hours:*
 - a. *0700hours to 1900hours Mondays to Fridays*
 - b. *0800hours to 1600hours on Saturdays*

C. At anytime on Sundays or Public/ Bank Holidays

Kind regards,

Christopher Humphreys
Pollution and Environment Officer
Environmental Heath
High Peak Borough Council and Staffordshire Moorlands District Council

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Morning Chris

We've now finalised our report and recommendation for the above application and published it on the agenda for the upcoming Committee on 3rd November.

However, upon review, my senior manager has identified that many of the aspects of the Noise Management Plan that you recommended for condition are not enforceable.

See below highlighted in yellow that cannot be enforced:

1. *Subject to the internal noise level being justified, a condition will be required for the submission and approval of a noise management plan prior to the commencement of construction to be agreed by the LPA. This will need to include:*

a. *Where reversing alarms are required to be fitted to vehicles operating on the site, these shall be white noise alarms. This applies to vehicles owned or operated by the site operator (such as hired/ loaned vehicles, i.e. delivery vehicles, fork lifts, front loaders).*

b. *Access doors (including pedestrian doors (access and emergency) to the industrial unit shall be kept closed except for ingress or egress.*

c. *The building envelope shall achieve a minimum 51dB Rw sound reduction and any doors shall achieve a minimum 25dB Rw sound reduction. The specification for each shall be confirmed to the LPA to demonstrate this requirement is met prior to construction taking place. (Subject to internal noise levels being established)*

d. *Noise from the operation of the installation shall not exceed 35dB LAr,Tr at any noise sensitive receptor when measured or calculated in accordance with BS4142:2014 (as updated).*

e. *No more than two HGV's (including tankers) shall manoeuvre onsite during the night-time period (11pm-7am).*

f. *No more than two HGV's shall be permitted to arrive or depart from the site during the night-time period (11pm-7am).*

g. *Tanker deliveries during the night-time must be undertaken in a manner that prevents or minimises the need to reverse.*

h. *HGV's shall not be permitted to idle during the night-time period.*

i. *No external fixed plant is to be installed with approval of the LPA.*

j. *Defined complaints procedure – direct from members of the public, or Council.*

Can you please confirm at the earliest opportunity whether the fact that the above highlighted measures cannot form part of a Noise Management Plan affects your overall recommendation?

I need to provide an update on the late letters sheet to members of Committee so would appreciate a swift response by close of play tomorrow please.

Regards

James Stannard Planning Officer

Development Services

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