

From: Matthew Rhodes
Sent: 04 December 2025 14:44
To: Planning (HPBC)
Cc: 'Pet Twigg'
Subject: HPK/2025/0373, HPK/2025/0374 - Environmental Health Consultation#

Categories:

Hi Pet

Application number	HPK/2025/0373	Application type	Advertisement Consent
Site address	Lloyds Tsb , 24 Spring Gardens , Buxton , Derbyshire , SK17 6DE	Proposal	Advertisement Consent for proposed signage

Application number	HPK/2025/0374	Application type	Listed Building Consent - Alteration
Site address	Lloyds Tsb , 24 Spring Gardens , Buxton , Derbyshire , SK17 6DE	Proposal	Listed Building Consent for proposed signage, shopfront alterations, erection of plant and associated works

Any submission involving cooking/ventilation extraction should include the completed EMAQ proforma submitted at application stage.

EMAQ proforma - <https://signin.riams.org/connect/documents/O1A5vhWdEFcX>

EMAQ proforma: worked example - <https://signin.riams.org/connect/documents/O1A5vhWdEFcX>

The applicant has submitted a generic assessment, and this is accepted.

- Accon UK, "Greggs New Bakery Store Sites Odour Impact Assessment" (ref: A3227/OIA/001 FINAL), dated 20 July 2023

The EMAQ proforma will help to assess how applicable this generic assessment is to this site.

Your attention is drawn to the Conclusions in section 3 of the report.

"With respect to odour, it has been identified that with the current extract systems (or better) included in all future Greggs shops, flue extracts from proposed premises which are located more than 20m from any sensitive receptors should not require a detailed odour assessment. Based on the matrix provided in Table 2.3, with the current level of ventilation (as included in the Bracknell store) there should not be a requirement for a detailed assessment for any sites where the flue will extract between 5m and 20m from any sensitive receptors.

If there are sensitive receptors within 5m of the proposed flue extract and the current ventilation system, with the addition of the pleated carbon filter are included (such as in the Reading store) there should not be a requirement for a detailed assessment."

Alternatively, the applicant can commit to providing the more protective odour control with the pleated carbon filter (such as in the Reading store and detailed above).

The applicant also states that external equipment is “low noise” without providing appropriate context. Its suggested a BS4142 assessment is included with applications of this type. This could be dealt with under the following suggested conditions.

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, and is subject to the written approval of the LPA

NSD01 – Limit to L90: 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 background sound levels for day time and night time, taken as a 15 minute LA90 at the nearest/any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS 4142:2014+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.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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