

From: Matthew Rhodes
Sent: 14 January 2026 15:51
To: Planning (HPBC)
Cc: Pet Twigg
Subject: HPK/2025/0383 - Environmental Health Consultation#

Categories:

Hi Pet

Application number	HPK/2025/0383	Application type	Full - MINOR
Site address	Lloyds Tsb , 24 Spring Gardens , Buxton , Derbyshire , SK17 6DE	Proposal	Proposed shopfront alterations, erection of plant and associated works

ADVICE TO LPA:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

This statement is contingent on all recommended conditions being adopted in any approval. Should the planning office wish to discard any recommended conditions they should speak to the Environmental Health Team, to determine if this changes the consultation advice.

COMMENTS:

ODOUR

THE ODOUR ASSESSMENTS SUBMITTED IN SUPPORT OF THE APPLICATION MAY BE ACCEPTED.

- **ACCON UK, “GREGGS NEW BAKERY STORE SITES - ODOUR IMPACT ASSESSMENT” (REF: A3227/OIA/001-FINAL), DATED 20 JULY 2023**
- **EMAQ PRELIMINARY ODOUR ASSESSMENT**

THE EMAQ ASSESSMENT IS A SIMPLE GENERIC SCREENING TOOL AND THIS RECOMMENDS A “HIGH LEVEL OF ODOUR CONTROL”. THE ACCON ASSESSMENT IS LESS GENERIC BUT IS INTENDED TO PROVIDE A ROBUST ASSESSMENT OF LIKELY ODOUR FROM GREGG’S BAKERIES AND RECOMMEND SUITABLE MITIGATION FOR USE AT ANY NEW STORES. THE REPORT CONCLUDES THAT THE “STANDARD” ODOUR MITIGATION PACKAGE FOR NEW STORES EXCEEDS THE REQUIRED PROTECTION/MITIGATION WHERE SENSITIVE RECEPTORS ARE >10M FROM THE FLUE EXHAUST. THE REPORT CONSIDERS THE STANDARD ODOUR MITIGATION PACKAGE, TO AMOUNT TO A “VERY HIGH” LEVEL (EMAQ 2005) OF ODOUR CONTROL WILL BE ACHIEVED. THE STANDARD ODOUR MITIGATION PACKAGE (WHERE A SENSITIVE RECEPTOR IS WITHIN 20M AN EXTRACT) IS DETAILED WITHIN SECTION 2.6 OF THE REPORT.

- ETALINE FAN BY RUCK VENTILATOREN GMBH (MODEL NO. EL 315 E2 01) AND BAFFLE GREASE FILTERS BY GREASE DEFENDER (MODEL NO. FS50-2016-BA)
- AN EXIT VELOCITY FOR THE EXTRACT OF APPROXIMATELY 8M/S
- PLEATED CARBON FILTER.

CONDITION 1 IS RECOMMENDED TO PROTECT LOCAL AMENITY WITH REGARD TO ODOURS.

NOISE

THE DESIGN AND ACCESS STATEMENT SUBMITTED IN SUPPORT OF THE APPLICATION STATES THAT “*SEPARATE APPLICATIONS WILL ADDRESS THE ASSOCIATED PLANT, BUT THE DESIGN ENSURES THAT HERITAGE SIGNIFICANCE AND NEIGHBOURING AMENITY ARE NOT ADVERSELY AFFECTED*”. IF IT’S APPROPRIATE THAT EXTERNAL PLANT BE DETERMINED VIA AN INDEPENDENT APPLICATION THIS NEEDS TO BE EXPLICITLY REQUIRED BY CONDITION.

SHOULD EXTERNAL PLANT ETC BE COVERED BY THIS APPLICATION CONDITIONS 2 AND 3 ARE SUGGESTED.

CONDITIONS:

1. Odour

Prior to the development hereby approved being brought into use, a system of odour control consistent with Greggs standard odour mitigation package (*Section 2.6 of ACCON UK, “Greggs New Bakery Store Sites - Odour Impact Assessment” (ref: A3227/OIA/001-FINAL), dated 20 July 2023*), and a Very High Level of Odour Control (“EMAQ, *Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018)*”) shall be utilised on cooking extraction equipment.

All equipment installed as part of the odour control scheme shall thereafter be operated and maintained to ensure compliance with EMAQ industry guidance and in accordance with the manufacturer’s instructions.

2. Noise - 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 nearby sound sensitive premises (taken as a 15 minute LA90). This survey shall be submitted to the LPA as soon as it is available, for approval. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

3. Noise – 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 determined background sound levels at the nearest 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.

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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