



High Peak Borough Council

working for our community

20/04/2026

My ref: DOC/2026/0010

Your ref:

Pets At Home Limited
C/o Agent

Dear Miss Sophie Moore,

DOC/2026/0010 - Discharge of condition 5 relating to HPK/2025/0365 at Wren Nest Retail, Glossop Brook Road, Glossop

Further to your application to discharge condition(s) relating to the above application, after reviewing the submitted details I can confirm the following:

Condition 5: Acoustic Survey

Condition Wording & Reason:

"No development shall take place until a full acoustic survey has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The acoustic survey shall be undertaken by a competent person to determine both night time and day time background noise levels at the site.

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background noise levels for daytime and nighttime, 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 must be agreed in writing with the Local Planning Authority.

If noise levels from the hereby approved external fixed plant exceed the identified nighttime and daytime background noise levels, the use of the external fixed plant

shall cease until a scheme has been submitted to and approved in writing by the Local Planning Authority, which sets out appropriate mitigation measures to address the identified noise exceedance levels. The scheme shall also include a timetable for the implementation of the proposed mitigation measures. The mitigation measures shall be implemented in full prior to the external fixed plant being brought back in to use.

REASON: *To protect the amenity of nearby residents and the wider area."*

Status: The following details have been submitted in support of this condition:

- a) Noise Impact Assessment (NIA), Dated 30/01/2026, Report Ref: Report Ref: 747038_Report02_Rev01, Prepared by 'Savills'.

Fixed plant air conditioning units are proposed to be installed to the rear (north) of the premises, to be used in conjunction with daytime opening hours of the premises.

The submitted NIA identifies 11 Wren Nest Terrace to the north of the site as being the closest noise sensitive receptor. Road traffic is identified as being the primary source of background noise.

The results of a sound level survey are presented within the submitted NIA, which reveals that the noise levels being generated from the fixed plant would fall below the identified daytime background noise levels, by up to 13dB below the background sound level.

A consultation response has been received from the Council's Environmental Health team. Within their response they are satisfied that the submitted NIA demonstrates that the proposed fixed plant air conditioning units do not exceed background sound levels during daytime operation (07:00 to 23:00), and as such they recommend that this condition can be discharged.

As such it is considered that the submitted details are acceptable in meeting the requirements of this condition, and this condition will be discharged in full accordance with the above details.

If you require any further information please contact Alex.Bonser@highpeak.gov.uk

Yours sincerely,

20/04/2026

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer

