

[REDACTED]

Sent: 25 February 2026 16:53
To: Planning (HPBC)
[REDACTED]
Subject: HPK/2025/0301 HPK/2025/0431 HPK/2025/0427

Dear Planning,

Application number	HPK/2025/0301	Application type	Outline - Large-scale MAJOR apps
Site address	Land to the west of , Cemetery Road , Glossop , Derbyshire , SK13 7QE	Proposal	Application for Outline Planning Permission for up to 85 dwellings, public open space and associated works (all matters reserved except for access)

Application number	HPK/2025/0431	Application type	Outline - MINOR apps
Site address	LAND TO THE SOUTH WEST OF WIMBERRY HILL FARM , Cemetery Road , Glossop , Derbyshire ,	Proposal	Outline planning permission with all matters reserved for up to 7 dwellings and associated works

Application number	HPK/2025/0427	Application type	Permission in Principle
Site address	Land to the South of , The Heath , Glossop , Derbyshire , SK13 7EJ	Proposal	Application for Permission in Principle for 1 to 9 dwellings

Air Quality

The above applications have been considered in relation to air quality impacts. An air quality impact assessment accompanies each application:

HPK/2025/0301 – SLR Project No. 402.065713.00001, dated 24 July 2025, Revision 2.0

HPK/2025/0431 - SLR Project No. 402.065713.00001, dated 13 October 2025, Revision 2.0

HPK/2025/0427 - SLR Project No. 402.065713.00001, dated 13 October 2025, Revision 3.0

HPK/2025/0301 – Is specified as Phase 1 and the AQA accompanying this application considers the impact of this phase only.

HPK/2025/0431 - Is specified as Phase 2 and the AQA accompanying this application considers the impact of this phase and Phase 1 only.
HPK/2025/0427 - Is specified as Phase 3 and the AQA accompanying this application considers the impact of all three phases.

In all circumstances, the operational phase of the development is considered to have an "insignificant" effect on local air quality and therefore no objections are raised.

In relation to the construction phase, these are considered in each assessment only for the respective proposal the assessment accompanies. It is not known at this time if any single phase or all the phases will be subject to a planning approval and if the proposed developments will take place concurrently, consecutively or if at all. The assessment in relation to the worst-case proposal, HPK/2025/0301, identifies a medium risk in relation to dust soiling and low risk in relation to human health associated with the proposed development. It further identifies that "In accordance with IAQM guidance, providing effective mitigation measures are implemented, such as those outlined in Section 7.1, construction dust effects are considered to be 'not significant'". Therefore no objections are raised subject to the following conditions being applied to all of the above proposals should planning be of mind to grant any of the proposals, to minimise the potential for adverse impacts during construction:

1. There shall be no visible emissions of dust beyond the site boundary.
2. A construction management plan shall be submitted to and obtain approval from the LPA prior to the commencement of development (which includes preparatory earthworks). The Construction Management Plan shall incorporate the measures identified in Section 7.1 Mitigation Measures Construction Dust of the air quality assessment. The CMP shall be implemented for the duration of construction of the proposal including any landscaping and highways works.

Kind regards,

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

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