

From: Matthew Rhodes
Sent: 08 July 2026 15:15
To: Planning (HPBC)
Cc: Stuart Talbot
Subject: HPK/2026/0096 - Environmental Health Consultation#

Hi Stuart

Application number	HPK/2026/0096	Application type	Full Planning - Small-scale MAJOR apps
Site address	Chatsworth Lodge , Carlisle Road , Buxton , Derbyshire , SK17 6XX	Proposal	Reconfiguration & modernisation of the existing 28 flats into 19 new modern larger flats

ADVICE TO LPA:

Refusal of the application is recommended on the following grounds:

- RADON

Whilst not located within the radon action area the development site is within about 60m of such an area; and involves the occupation of basement spaces. UKRadon recommends that if any occupied room is below ground, a radon test is undertaken regardless of the radon Affected Area status as all basement and cellar areas are considered to be at additional risk from high radon levels (<https://www.ukradon.org/information/ukmaps>). Full radon tests are to be submitted at application stage.

If the basement is heavily radon affected the development could be rendered unviable.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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