

Hi Jane

Application number	HPK/2026/0169	Application type	Full - MINOR
Site address	New Mills Leisure Centre , HYDE BANK ROAD , NEW MILLS , DERBYSHIRE , SK22 4BP	Proposal	Increase in height of existing structure to create group exercise studio, new external fire escape stair and associated roof mounted plant

COMMENTS:

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 disregard any recommended conditions they should speak to the Environmental Health Team, to determine if this changes the consultation advice.

CONDITIONS:

SENSITIVE USE

The submitted contaminated land ground investigation report may be accepted.

- TIER Consult, "*Preliminary Ground Investigation Report*" (ref: TE1752-TE-00-XX-RP-GE-001-V02), dated 3 February 2026

This identifies low risks associated with the development land, due to previous historical use. As the proposed end use of the development is sensitive to the presence of land contamination, conditions 1 is recommended to protect human health and the wider environment.

NOTE: This is the new NCLOG model condition, as discussed in an earlier email.

Noise

The noise impact assessment submitted in support of the application may be accepted.

- Sol Acoustics, "*Environmental Noise Impact Assessment*" (ref: P2861-REP01-RevB-BDH), dated 18 May 2026

Condition 3 is recommended to protect local amenity with regards to plant noise from the development.

CONSTRUCTION

The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions 4 to 8 are suggested.

INF12 – DEMOLITION/REFURBISHMENT: ASBESTOS INFORMATIVE

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

CONDITIONS:

1. CL05 - Unexpected contamination

The development hereby permitted within any approved phase shall not be occupied or brought into use until written confirmation is provided to the Local Planning Authority in relation to the following land contamination considerations:

- Unexpected or previously-unidentified contamination was not encountered during the course of development works or;
- Any such contamination that was encountered has been appropriately addressed.

If, during development, unexpected or previously-unidentified contamination is found to be present, no further works shall be carried out at the affected location until the following documents have been submitted to and approved in writing by the Local Planning Authority:

- I. Risk assessment (GQRA or DQRA);
- II. Remediation strategy and verification plan;

Where remediation is required, it shall be carried out in accordance with an approved remediation strategy and verification plan. Upon completion of remediation works, a verification report shall be submitted to the Local Planning Authority for approval.

The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management (LCRM).

***Reason:** To prevent unacceptable risk to human health and controlled waters and to prevent pollution of the environment in accordance with the aims and paragraphs 187(e), 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).*

2. SOUND LIMIT – FIXED PLANT

The rating level of sound emitted from any fixed plant and/or machinery associated with the development hereby approved shall not exceed the following when measured at any sound sensitive premises:

- a) 07:00 to 23:00 - 45dB LAeq, 1hour
- b) 23:00 to 07:00 - 45dB LAeq, 15 minutes

All measurements, calculations and assessment 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 any sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to determine sound levels at the sound sensitive property.

3. AMPLIFIED MUSIC

All external windows and doors shall be kept closed whilst any amplified music (or amplified sound) is playing within the premises, except for the immediate access or egress of persons.

4. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust

is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

5. CDD02 - CONSTRUCTION & DEMOLITION: WASTE DISPOSAL

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

6. NSD12 - BEST PRACTICAL MEANS

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

7. NS02A - CONSTRUCTION & DEMOLITION WORKS: TIME OF OPERATIONS

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

8. CDD14 - On Site RADIO

During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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