

From: Matthew Rhodes
Sent: 13 July 2026 11:21
To: Planning (HPBC)
Cc: Alex Bonser
Subject: DET/2026/0012 - Environmental Health Consultation#

Categories:

Hi Alex

Application number	DET/2026/0012	Application type	Notification - Change of Use Prior Approval
Site address	Buxton Store and Office Building , Otters Ole , Market Street , Buxton , Derbyshire , SK17 6JY	Proposal	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 14 Dwellinghouses (Use Class C3)

Given the previous historical use of the site we would seek to impose contaminated land conditions on any change of use. CL is a material planning consideration.

- This was previously the site of Otter Controls, for the manufacture of electronic components/thermostats. There is a potential fore the use of solvents/ de-greasing agent etc in the manufacturing process, that may give rise to land contamination.

We would also be concerned regarding potential noise from nearby premises, and acoustic insulation standards.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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