

**Dealt with by:** Environmental Health

**Our Ref:** smd/2021/0610

**Direct Dial:** (01538) 395400

**Your Ref:** smd/2021/0610

**Email:** EHealth.Consultation@highpeak.gov.uk

**Date:** 16<sup>th</sup> December 2021

**MEMORANDUM: PLANNING CONSULTATION**

**LOCATION**

**Land East Of Froghall Road  
Cheadle**

**PROPOSED DEVELOPMENT**

**Outline for up to 228 dwellings with access considered (all other matters reserved)**

**Potential Areas of Environmental Concern.**

1. Air Quality

**General Comments**

Environmental Health would recommend refusal of the application at this stage due to a lack of reliable information on AQ impacts of the development, due to the associated increase in congestion as a result of the development.

**Air Quality**

An air quality assessment was undertaken in support of the application by SLR consultants (ref 410.10341.00003). Looking at construction dust and operational effects.

The assessment followed a standard format, which simply put is;

- Assessment of 2019 years (used to validate the model)
- Perdition of AQ in of 2023 without development (DM)
- Perdition of AQ in of 2023 with development (DS)

Evaluation of the impacts of the construction phase is limited to dust and does not discuss the impacts of the construction on the wider network (e.g impact of network disruption / temporary traffic lights)

Much of the assessment is OK however, the model, notably the impact of the development on traffic, has simply not been accurately accounted for, therefore the assessment cannot be accepted.

### Briefly

The main source of pollution due to the scheme, is from traffic and the impact the scheme may have on traffic movements both at the site and around Cheadle.

The road traffic data was provided by Eddison's (Croft Transport Planning and Design) – however, it does not appear that the full transport assessment has been used to inform road traffic speeds.

*“Traffic speeds were modelled at the relevant posted speed limit for each road. However, where appropriate, the speeds have been reduced to simulate queues at junctions, traffic lights and other locations where queues or slower traffic are known to be an issue in accordance with LAQM.TG(16). Traffic speeds have been assumed to be consistent across all the modelled scenarios”*

There are a few issues with both of these assumptions;

- a) the transport assessment has not been accepted by the highways authority for numerous reasons therefore the use of the data is compromised e.g. <http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=286615>
- b) The actual (adjusted) speeds used in the model has not been disclosed in detail. This specific detail (not just a ref to LAQM.TG(16), is very much required.

The emissions (as derived via the Emissions Factors Toolkit) from vehicles, in particular heavy diesel vehicles (HGVs) increases significantly at lower speeds.

Given they had a transport assessment, that looks at congestion etc, (despite not being accepted), and this assessment notes a 25% increase queue length at Leek Road/High Street/Tape Street junction. How can the traffic speeds be assumed to be consistent between the DS and DM scenarios??

As capacity issues and congestion are one of the main concerns/ impacts of the development and this has not been accounted for in the model, the conclusions from the model cannot be accepted.

### **Advisory Note/ Informative:**

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- All lighting details should be provided with predicted LUX levels at the cartilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.
- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition 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/>

- Any approved noise scheme and measurements should pay due regard to British Standard BS8233:2014 Sound insulation and noise reduction for buildings (Code of Practice), and the Building Regulations 2010 Document E or other appropriate guidance.
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
- During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
  - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
  - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
  - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
  - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
  - Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
  - During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
  - The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
  - Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,  
Environmental Health