

From: [EHealth Consultation](#)
To: [Berry, Ailsa](#)
Cc: [Planning \(SMDC\); Colgan, Denis](#)
Subject: RE: DOC/2022/0003 and DOC/2022/0008 for Meadow View
Date: 17 March 2022 10:28:13

Hi Ailsa

Comments on the above DOC's with regard to discharge of Environmental Health Conditions SMD/2021/0462.

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DOC/2022/0003 – Condition 5; CMP

We can't recommend discharge of this just yet. Although the CMP is comprehensive in its intention and contents, it lacks a bit of bespoke detail for this site – with regard to dust control

In this instance the condition requirements of the CEMP are focussed on dust control.

Condition 5

"The Construction Method statement should include the following details:-

- I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.
- II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
- III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;
- IV. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- VI. 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.

This is addressed in the CEMP in section 2.08. . Section 2.8 does include appropriate mitigation but only when dust "becomes excessive". This is too subjective to enforce against. Clarification on what is meant by this is sought. Typically, it would be expected that dust mitigation measures would be designed to prevent visible dust from the development, leaving the site boundary.

I can't find any details to fulfil the requirement of iV above either

DOC/2022/0008: The following Environmental Health conditions

4: construction times – to run during construction / development

Condition 4: Applicant

1. As laid out in the submitted Contractor Environmental Management Plan all construction

works and material deliveries carried out on site will fall within the times of 08:00 – 18:00 (Monday to Friday); 08:00-13:00 (Saturday); no works shall be carried out on Sunday or bank holidays

That's fine but does not appear to need discharging as it is simply a condition of the development anyway

6: Unexpected contamination

Condition 6: Applicant

2. Should ground contamination be discovered during the course of the proposed works, consultation from the local planning authority will be sought and arrangements made for further testing and analysis. Work on the development shall cease until written instruction that is safe to continue is proved by the relative authority

That fine but condition should remain as a requirement and does not require discharging

7 Soil Tests – no information provided

The applicant has stated:

Condition 7: Applicant

During the course of the development works a greater volume of material will be removed from site, it is not foreseen that new soil material will be required to be introduced to complete the project. Should this change and new organic matter introduced this will be tested and certified fit and safe for purpose prior to use

This is not actually relevant to the condition. Discharge not recommended

The requirement is that any soils, used for garden areas need to be tested be they retained, as appears to be the proposal here or imported e.g.

"Prior to the first use of the development, all soils that are intended to be used for the proposed garden/soft landscaping areas should be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil should be submitted to and agreed by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed

8: Lighting – no information provided

Condition 8

No external light is proposed for the development. Should external lighting be introduced, planning approval will be sought prior to installation

OK that would be fine to discharge if the condition is not applicable,

Thanks

Dan

Dr. Daniel McCrory

Senior Pollution Officer

Environmental Health

Staffordshire Moorlands District Council & High Peak Borough Council

Moorlands House

Stockwell Street

Leek

ST13 6HQ

Direct Dial: 01538 395400 Ext: 4413