

Dealt with by: Environmental Health

Our Ref: SMD/2025/0469

Direct Dial: (01538) 395400

Your Ref: as above

Email: EHealth.Consultation@highpeak.gov.uk

Date: 29th December 2025

MEMORANDUM: PLANNING CONSULTATION

LOCATION

SWALLOW VIEW Uttoxeter Road

Draycott In The Moors

PROPOSED DEVELOPMENT

Certificate of lawfulness for a proposed residential care home for up to two children with care provided by up to three non-resident members of staff

Potential Areas Of Environmental Concern.

1. Sound Insulation / Breakout (Advisory and Building Regulations)
2. Child safety and welfare -Consult Ofsted (Children's Care Home Regulator), Social Services and Fire services
3. Food Hygiene Registration Required (See advisory)

General Comments –

Sound Insulation - Noise transfer from room to room should be given consideration in order to maintain good amenity for other occupiers of the home and reduce the potential for adverse noise breakout from each room. The developer should pay due regard for the need to be compliant/ adhere to Building regulations Approved Document E and BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings (special note should be made to Section 7.7.5 and Annex H). Noise breakout should also be a consideration to ensure neighbours are not adversely impacted. It would be advisable to appoint a buildings acoustics specialist to conduct a site specific assessment of the site to ensure this building is future proofed for all uses permitted under this permission.

Childrens' Homes Statutory Requirements – Ofsted is the regulator of children's homes and we would advise consultation is made with them prior to permission being granted.
<https://www.gov.uk/government/publications/how-to-open-a-childrens-home/introduction-to-childrens-homes>

Recommendation and Conditions

The Environmental Health department have no objection in principle to this application.

Informative/Other Matters

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

- Ofsted is the regulator for Childrens' homes and should be consulted prior to first

occupancy

<https://www.gov.uk/government/publications/how-to-open-a-childrens-home/introduction-to-childrens-homes>

- Food Registration - <https://www.gov.uk/guidance/food-business-registration>
- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise: New Residential Development (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance

Regards,
Environmental Health