

Dealt with by: Environmental Health

Our Ref: smd/2026/0322

Direct Dial: (01538) 395400 ext 4404

Your Ref: *as above*

Email:

Date: 10th July 2026

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

Hardstanding at Industrial Site adjacent to The Woodlands, Kingsley Road, Kingsley Moor

PROPOSED DEVELOPMENT

'Change of Use' of part of existing Industrial Site to a Hot Food Takeaway'

Potential Areas of Environmental Concern

1. Noise from plant and machinery associated with catering. (Condition)
2. Noise during construction and renovation. (Condition Timings)
3. Cooking Smells (Remote from sensitive receptors see advisory)
4. Operating Times (Condition application form)
5. Food registration (See advisory)

Comments

The proposed site is relatively remote from any non-involved residential properties so noise and cooking smell impacts are not predicted to be a concern. These types of unit sometimes rely on generators for power which can cause noise across significant distances so we have advised a condition to ensure this is prevented.

Recommendation

Environmental Health have no objection subject to condition..

Noise

1. Construction & Demolition works: Time of operations

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

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**

- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy 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.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Plant and Machinery

The machinery, plant or equipment including generators installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014+A1:2019.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

3. Opening Hours

The premises shall not be open to the public before the hours of 08:00 nor after 14:00 Monday to Friday, before 08:00 nor after 14:00 on Saturdays and before 08:00 nor after 14:00 on Sundays, bank and public holidays.

Reason: *To protect the amenities of nearby residents*

4 . Amplified Sound

No means for the amplification of voice or music whatsoever shall be installed for use outside of the building or for onward external transmission. Any amplified speech, broadcast, radio, television sound or background music played inside the building shall at all times be set at a level that will ensure that it is inaudible outside the premises.

Reason:- *To prevent further deterioration of local residential amenity, the protection of the amenities of the surrounding area and the occupiers of nearby residential and commercial properties and to avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

Advisory Note/ Informative:

Food Registration: Under Regulation (EC) No 852/2004 Article 6 Paras 1 and 2 every food business operator shall cooperate with and notify the appropriate competent authority by completion of a food establishment registration form for each



establishment under its control that carries out any of the stages of production, processing and distribution of food, with a view to the registration of each establishment. Food business operators shall also ensure that the competent authority always has up-to-date information on establishments, including by notifying any significant change in activities and any closure of an existing establishment.

The applicant is advised to contact the Environmental Health Department, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands Tel: 01538 395400 Fax: 01538 388393

food.safety@highpeak.gov.uk

Cooking Smells

Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from cooking activities on the premises. (The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues). (Any system installed must be by suitably qualified competent engineers and the canopy must meet all relevant Health and Safety requirements including the use of Gas Interlocks. The provision of a commissioning certificate issued by a Gas Safe registered engineer should be available for inspection.)

Noise

Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (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