
From: Environmental Health
Sent: 03 September 2024 14:33
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2281/001 - NEWHOUSE FARM, DRIGG

Follow Up Flag: Follow up
Flag Status: Flagged

Outline application for the erection of two modern agricultural sheds and farmhouse building (all matters reserved except for access)

Thank you for the above consultation.

Environmental Health are supportive of this application.

During the prior planning considerations to approve the demolition of the existing buildings on this site (ref 4/24/2008/0F1), it was noted that the western corner of this site is marked on Council GIS maps as falling within a 500 metres zone of influence of potential pollution from made ground infilled on land at the rear of the Victoria Hotel, Drigg. This area was infilled in the late 1990s by G & AM Lawson.

The current proposed development does not directly impinge on this area however, and a condition to cover unexpected contamination would therefore suffice.

Noise disturbance from any demolition / construction works may be addressed with the imposition of standard construction working hours.

As such, Environmental Health would request the following conditions –

- Land affected by contamination – Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which should be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- Noise from demolition / construction works

Following approval of the development, demolition and construction activities that are audible at the site boundary shall be carried out only between the following hours Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the demolition / construction of the development.

Regards

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