
From: Environmental Health
Sent: 04 June 2025 16:29
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2169/0F1 - PETERSBURGH FARM, BECKERMET

Follow Up Flag: Follow up
Flag Status: Flagged

Conversion of existing stone barns into two dwellings including the sub-division of existing garden and car parking areas with associated infrastructure and ancillary facilities

Thank you for the above planning consultation.

There are no objections to this development from Environmental Health.

It is noted that it is proposed to connect the foul drainage to the package treatment tank previously approved (ref 4/24/2392/0F1). Obviously the package treatment plant must be of a sufficient capacity to deal with the total number of bedrooms and persons within both respective applications.

Farms are not classed as brownfield land although there can be historical sources of contamination associated with them (fuel spills, herbicides, pesticides etc.), and a condition for unexpected contamination may be required if substantial groundworks are necessary.

Although the farm is relatively isolated, Planners may also wish to consider if there is a need for the imposition of construction working hours to protect local amenity if the development is approved.

The following conditions are suggested –

- 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 and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved 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 off site receptors.

- Noise from Construction Works

Following approval of the development, 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 construction of the development.

Regards

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