
From: Environmental Health
Sent: 13 February 2025 15:37
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2015/0F1 - PENHAVEN, NORTH LANE, HAVERIGG

Follow Up Flag: Follow up
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Demolition of an existing bungalow and the construction of a new single storey dwelling with integral garage and associated landscaping

Thank you for the above planning consultation.

There are no objections to this development from Environmental Health subject to the following comments.

Although the plot is shown on a 1967 OS map as land on which poultry houses were sited (presumably associated with the nearby Brookfield Farm) and which was otherwise undeveloped for residential dwellings at that time, there are no historical contaminated land concerns. The Radon Map UK does show this site to be within a 1 km grid square of elevated radon potential where the maximum radon potential is 5 – 10%. Unless a site-specific radon survey is carried out, it is likely that basic radon protection measures would need to be incorporated in to the build.

The existing bungalow was therefore constructed post-1967 (likely during the 1970s) and probably has asbestos containing material (ACM) within its fabric. An asbestos survey and demolition method statement would be required. Given the proximity of other dwellings, these documents could be contained within a wider Construction Environmental Management Plan that would also guard against excessive noise and dust creation during the works.

The proposed package treatment plant for foul effluent drainage is noted. For information, the unnamed open field drain in close proximity to the east of the site is marked as a 'main river' by the Environment Agency. If the package treatment plant was to discharge directly in to this, consultation should be made with the Environment Agency to check if a permit to discharge to a watercourse is required.

As such, the following conditions are suggested:

- Site Specific Construction Environmental Management Plan
- No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration and dust. The plan should include, but not be limited to:
- An asbestos survey of the existing bungalow and outbuildings.
 - A Demolition Method Statement.
 - Mitigation measures as defined in BS 5228 : Parts 1 and 2 : 2009 + A1 : 2014 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise from construction works.
 - Control measures for dust and other airborne pollutants.

Reason: In the interests of the safety of site workers and to protect the amenities of surrounding occupiers during the construction of the development.

- 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

Environmental Health

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