

From: Christie Burns
Sent: 19 July 2023 16:31
To: Development Control
Subject: FW: Planning App 4/23/2191/0F1 - New Dwelling and Garage, Land adj to 21 Scurgill Terrace, Egremont

Follow Up Flag: Follow up
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Hi all,

Please can these comments be added online for this application.

Thanks.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck [Redacted]
Sent: Wednesday, July 19, 2023 4:19 PM
To: Christie Burns [Redacted]
Subject: Planning App 4/23/2191/0F1 - New Dwelling and Garage, Land adj to 21 Scurgill Terrace, Egremont

Dear Christie

Further to the above planning application.

The site has a long industrial history associated with Florence Iron Ore Mine and its railway sidings and was subsequently subject to the infill of made ground as this industry receded. Helpfully the application contains both phases 1 and 2 ground investigation reports and their conclusions and recommendations are noted.

Any permitted construction works may also disturb neighbours to some degree.

The Environmental Health team has no objections to this development subject to the following conditions being imposed –

Details Needed Before Works Start

- Land affected by contamination - Submission of Remediation Scheme

No development shall take place until a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and the natural environment has been prepared, submitted to, and approved in writing by the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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.

- Land Affected by contamination – Implementation of Approved Remediation Scheme

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and be approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised to future users of the land and 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.

Pre-occupation – works to be done and / or documents to be submitted and approved before occupation / commencement of the use

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

Reason: To ensure that risks from land contamination are minimised to future users of the land and 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.

General

- Noisy construction works, and deliveries and removal of plant, equipment, machinery and waste to and from the site, shall be carried out only between the following hours – 08.00 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours Saturday, and at no time on Sunday and Bank Holidays.
- Control measures for dust and other airborne pollutants must be implemented.

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

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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