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**From:** Kevan Buck <Kevan.Buck@copeland.gov.uk>

**Sent:** Friday, April 21, 2023 4:14 PM

**To:** Christie Burns <Christie.Burns@copeland.gov.uk>

**Subject:** Outline application 4/23/2076/001 - Residential Development for up to 65 Dwellings, Land off Dalzell Street, Moor Row

Good afternoon

Further to the above outline planning application.

The site has a long history of past industrial use and, given this, has the potential to be termed contaminated land.

A phase 1 contaminated land desk top study and preliminary ground investigation trial pits confirm this.

This study also confirms that the site sits within a Radon Affected Area.

The development lies in close proximity to existing residential dwellings in Moor Row and there is also the likelihood of some disturbance from ground and construction works.

As such, the Environmental Health team have no objections to the proposal but would advise that the following planning conditions are considered:

- A phase 2 Intrusive Ground Investigation is undertaken prior to any works commencing and its recommendations are fully implemented and approved in writing by the Local Planning Authority;
- Full Radon protection measures are built into the design of the dwellings;
- Prior to works commencing a Construction Environmental Management Plan is submitted to and approved in writing by the Local Planning Authority. This must deal with any noise, vibration and dust emitted from the site;
- Standard construction hours are applied to the site works;

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

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