
From: Environmental Health
Sent: 22 August 2024 15:04
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/24/2252/0F1 - LAND BETWEEN GRIFFIN CLOSE AND GREENDALE COURT, FRIZINGTON

Erection of 18 no. 2 bedroom dwellings and associated external works

The Ground Investigation Report submitted with the application, and the subsequent comments from the Coal Authority, highlight the problems around a potential historical mine entry zone of influence and shallow mine workings in the northern part of this site. Further intrusive ground investigation is required to determine its exact location, and to confirm the risk of ground / mine gas intrusion to the site.

Environmental Health would advise that the latest Radon Map UK shows the site to be within a 1km grid of elevated Radon potential and that full Radon protection measures would be required. Alternatively, a site-specific Radon search could be undertaken to further inform on this.

Whilst the site was used for as a Care Home in the recent past, a previous phase 1 contaminated land study has determined that there is a low risk of ground contamination from this, though the extent of made ground associated after the demolition of the Care Home is to be further investigated.

If the development is approved, a Construction Environmental Management Plan and the imposition of construction working hours would also be requested by Environmental Health.

As such, there are no objections to this application from Environmental Health but the following conditions are requested:

- 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, dust and any use of site lighting in the construction phase.

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

- Land affected by contamination – Site Characterisation

No development shall take place until an investigation and risk assessment has been completed in accordance with the Ground Investigation Report to assess the nature and extent of made ground across the site, and to confirm the location of a historical mine shaft and shallow mine workings in the northern part of the site.

Reason: to ensure that risks from ground contamination and ground stability on the land and neighbouring land are understood prior to works on site both during the construction phase and to the future users of the land, 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 – Ground Gas Verification Scheme

No development shall take place until a verification scheme and report for Ground Gas on the site has been submitted and approved in writing by the Local Planning Authority. Such approved scheme shall be implemented in full.

Reason: to ensure that risks from Ground Gas are understood prior to works on the 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 – 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, submitted to and approved in writing by the Local Planning Authority.

Following completion of remediation measures identified, a verification report must be prepared and approved in writing by 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 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 Holidays.

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

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk



