
From: Environmental Health
Sent: 23 August 2024 12:38
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2267/001 - STATION YARD, WOODEND, EGREMONT

Outline application for a single dwelling and detached garage with full details of access, layout, scale and landscaping with all other matters reserved

Thank you for the notification of the above planning application.

This site sits on the former Whitehaven, Cleator and Egremont Railway and was used for the transportation of locally mined ore as recently as 1980 before its closure, with the track subsequently lifted in 1983.

Historical OS Maps also show a rail goods yard and a signal box in close proximity.

It is accepted that former rail lines may be a source of potentially contaminated land. The CL:AIRE DoE Industry Profiles for railway land show possible contamination from clinker, ash and slag material in embankments, herbicide use, fuel and lubrication oil spills on ballast material, asbestos fibres and metals fines / ferrous residues.

Given this, and the intended residential end use of this development, a phase one contaminated land study will be required.

This should also consider the incidence of Radon at the site (the indicative Radon Map UK shows the site to be within a 1 km grid of elevated Radon potential) and the likelihood of contamination to controlled waters (the River Ehen lies approximately 400m to the east of the site, and has designated status as a SSSI from Ennerdale to the River Keekle confluence).

It is noted that the proposed foul drainage is to a private surface water sewer, does this connect to the local highway gullies and overflow in to the River Ehen?

If the development were to be approved, Environmental Health would also request a condition regarding construction working hours and the control of dust and other airborne pollutants from the site.

Consequently Environmental Health would not object to this development but would request the following conditions –

- Land Affected by contamination – Site characterisation

No development shall take place until a phase one contaminated land investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons. The report of the findings must include a survey of the extent, scale and nature of any contamination, and an assessment of the risks to human health, property, adjoining land, ground waters and surface waters and ecological systems, together with an appraisal of remedial options and the preferred said options.

Reason: to ensure that risks from land contamination are understood prior to works on site both during the construction phase to future users of the land and neighbouring land and 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 and airborne pollutants 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.

Measures for the control of dust and other airborne pollutants from the site during the construction phase must be implemented.

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

Regards

Environmental Health

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