

## Oliver Hoban

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**From:** Sarah Papaleo  
**Sent:** 31 October 2023 14:57  
**To:** Development Control  
**Subject:** FW: Planning App 4/23/2244/0F1 - Land At Sneckyeat Industrial Estate, Hensingham, Whitehaven

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**From:** Kevan Buck  
**Sent:** Friday, October 20, 2023 5:20 PM  
**To:** Sarah Papaleo  
**Subject:** Planning App 4/23/2244/0F1 - Land At Sneckyeat Industrial Estate, Hensingham, Whitehaven

Good afternoon Sarah

Further to the above planning application.

A basic desk top study of the proposed site has shown a historical industrial heritage associated with limestone extraction from Overend Quarry until the early 20<sup>th</sup> century. The quarry was later infilled with made ground materials. The former quarry area extended over a substantial area and most of this land has since been redeveloped for multi-purposes.

As such, whilst the site has the potential to be termed contaminated land, it is understood that the risk of contamination is low, given the commercial end use of the site and its design criteria with concrete and tarmac hard surfaces.

Sneckyeat Industrial Estate is a well-established commercial / industrial site that has not encountered problems associated with historical land contamination.

As such, Environmental Health have no objections to the proposal.

It may be prudent, however, to include the following condition with regard to possible ground contamination if the planning application is approved –

- 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 it 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 to 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.

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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