

**From:** No Reply Web  
**Sent:** 19 December 2023 13:50  
**To:** Development Control  
**Subject:** Comment from Online Planning System

Reference: 4/21/2432/0F1

Submitted on Tuesday, 19 December 2023 - 1:49pm Submitted values are:

Application: 4/21/2432/0F1

Name: Kevan Buck

Address: Cumberland Council, Whitehaven Commercial Park, Moresby Parks

Email:

Comments:

Environmental Health note the previous submission of the Noise Assessment and Air Quality Assessment for the proposed development and these are satisfactory.

A Construction Environmental Management Plan would be required to control the effects of construction works on nearby residents should the proposal be approved.

There is also a host of historical technical reports relating to historical land and water contamination from the site.

Much of this information is from the era immediately post the closure of the former Rhodia plant, when the Local Authority and the Environment Agency agreed that the site be designated as a Special Site in terms of the contaminated land regime of Part 2A Environmental Protection Act 1990.

Basic remediation was subsequently carried out to take deal with immediate hazards, to bring the site back to a disused Brownfield Site.

That remediation, however, was not to a standard of residential end use with gardens and public open spaces, and further work is therefore required in this regard.

As such, Environmental Health would request that the following conditions are imposed on any approval -

**Land Affected by Contamination - Submission of Remediation Scheme** No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historic environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the 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.

**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 site lighting.

All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

08.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday, and at not time on Sunday or Bank Holiday.

Deliveries to, and removal of plant, equipment, machinery and waste from the site shall only take place within the permitted hours detailed above.

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

Summary of response: Neutral