

From: Christie Burns
Sent: 31 January 2024 11:23
To: Development Control
Subject: FW: PLANNING APP 4/24/2008/0F1 - PRIOR NOTIFICATION APPLICATION TO DEMOLISH CATTLE SHED, DUTCH BARN, STONE BARN, PIGGERY, HOUSE, OUTBUILDING. NEW HOUSE FARM, DRIGG

Hi all,

Please can these comments be put online for this application.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck
Sent: Wednesday, January 31, 2024 9:35 AM
To: Christie Burns
Subject: PLANNING APP 4/24/2008/0F1 - PRIOR NOTIFICATION APPLICATION TO DEMOLISH CATTLE SHED, DUTCH BARN, STONE BARN, PIGGERY, HOUSE, OUTBUILDING. NEW HOUSE FARM, DRIGG

Morning Christie

Further to the above planning application.

Parts of this site are potentially affected by historical contaminated land issues, that were laid out in the previous planning submission reference 4/23/2298/0F1.

The use of the site for agricultural purposes also brings possible risk of ground contamination from fuel spills, use of pesticides and chemicals etc.

It is also unclear if the existing septic tank will be removed / filled in / left in situ.

It was understood that (eventual) redevelopment of the site as a working farm (with a residential farm dwelling) may be undertaken though there is no detail of the end use of the site within this planning submission.

In summary, the end use of a site of potentially contaminated land would affect the risk assessment methodology applied to it.

Given that Natural England have no objections to the planning application, this does allay concerns about possible contamination to local sensitive ecosystems.

As a stand-alone demolition project, the risk to human health (demolition workers) can be minimised through careful work procedures and use of personal protective equipment.

During works, if any evidence of ground contamination is encountered (leachate, discoloured sub-soil, malodour etc) the works should be stopped and further ground investigation carried out.

The site, when cleared, should be covered by 300 – 600 mm of clean soil.

Any later redevelopment of the site, with residential end use, may require a phase 1 contaminated land report.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

