

Oliver Hoban

From: Christie Burns
Sent: 13 November 2023 16:12
To: Development Control
Subject: FW: Planning App 4/23/2300/OF1 - Prior Notification Application for Demolition of Farm House, Adjacent Detached Barn and Stable Block, Tarn Head Farm, Seascale

Hi all,

Comments to put online please.

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: Monday, November 13, 2023 10:45 AM
To: Christie Burns
Subject: Planning App 4/23/2300/OF1 - Prior Notification Application for Demolition of Farm House, Adjacent Detached Barn and Stable Block, Tarn Head Farm, Seascale

Good morning Christie

Further to the above matter.

The Environmental Health team have no objections to this proposal, subject to the following comments.

Tarn Head Farm appears on an OS Map of 1860, adjacent to the wooded area marked as Sellafeld Tarn.

Sellafeld Tarn has been designated as a Non-Statutory County Wildlife Site, "identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species..."

Suitable care should therefore be taken by workers undertaking the demolition.

The age and construction of the property should lend itself to straightforward demolition, notwithstanding the asbestos survey, and footings of the buildings are likely to be shallow. A level

of at least 300mm clean soil cover, and up to 600mm clean soil cover, should suffice on the footprints of the buildings, depending on any evidence of ground contamination and the future end use of the plot.

If the plot is to be left vacant and disused, a shallower clean soil cover is adequate.

As far as drainage is concerned, the farm house foul soil vent pipe and kitchen waste water pipes are evident on the south west elevation.

The foul drainage appears to be run under the grassed area adjacent and just behind the farm house.

There may be a septic tank or cess tank in this area.

It is not known if there is a drainage field on any septic tank or if the septic tank may have outlet in to Sellafield Tarn.

This should be confirmed prior to any demolition works commencing.

The decommissioning of a small sewage treatment tank is regulated by Rule 14 of the General Binding Rules, see the attached web link:

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

Such tank should be emptied and decommissioned by a properly licenced contractor.

It is advisable to keep a record of the position of any former tanks below ground level.

If the surrounding sub soil is contaminated by leaks, overflows etc it should be removed to the appropriate waste stream.

A 600mm clean soil cover would be recommended over this area.

The two storey stone barn has a slatted concrete floor in places, to collect slurry and foul waste from livestock.

There is likely to be a shallow drain and possibly a holding tank for this farm waste, or it may be connected to a larger slurry drain system (an over-ground slurry tank is present on the NW boundary of the farm and is to be retained and remains in use) on the farm.

This drainage shall also be emptied by a licensed contractor and removed / filled in as necessary.

Any contaminated sub-soil should be removed to an appropriate waste stream and a 300 – 600mm clean soil cover applied, depending on the end use of the plot.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

