

From: Kevan Buck
Sent: 17 June 2025 17:12
To: Development Control
Cc: Heather Morrison
Subject: PLANNING APP 4/25/2180/0F1 - LAND BETWEEN WOODEND AND MOOR ROW, EGREMONT

Construction and installation of a battery energy storage system (BESS) and associated infrastructure, landscaping and buried grid cable route

Thank you for the above planning application.

There are no objections to this development from Environmental Health, subject to the following comments.

In terms of possible noise intrusion from the operation of the BESS, Environmental Health accept the findings of the Noise Impact Assessment submitted in support of the application. This may be conditioned as an approved document.

There is likely to be some limited and temporary noise disturbance from the construction phase of the development.

Given that this period is predicted to be at least 6 months in duration, Environmental Health would request that the proposed hours of construction working are trimmed back slightly as detailed below.

The applicant has suggested that a Construction Environmental Management Plan is also submitted in the event of planning approval being granted. A condition on this is suggested below.

The BESS site is not within land mapped as being potentially contaminated due to historical industrial legacy.

The proposed buried grid cable on Dalzell Street does, however, pass within a zone of potential influence from the infilling of old mine workings at Woodend Farm in the 1990s, as well as passing close to historical industrial sites associated with the former rail line and iron ore mine workings. Whilst the risk of contamination is considered to be low, a condition for unexpected contamination may be imposed to cover the possible eventuality of contamination being encountered during ground works.

It is noted, and welcomed, that passive infra-red lighting units are proposed within the BESS compound.

If further lighting is required around and on the approach to the compound, it should be of a design that is sympathetic to the rural environment.

A condition for external lighting is laid out below.

Note that this condition would not apply to any public street lighting that may be required for road safety purposes.

The following conditions are therefore suggested:

- 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, site lighting and procedures for dealing with complaints and liaison with the Council and residents.

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

08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday, 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.

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

- 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 remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination 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.

- Artificial Lighting (external)

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E1 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason: In order to safeguard the amenities of nearby residential occupiers.

Regards

Environmental Health

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