

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 15 January 2026 14:24  
**To:** Development Control  
**Cc:** Demi Crawford  
**Subject:** 4/25/2419/OF1 - WEST LAKELAND DOG TRAINING HQ, SEASCALE

### Replacement storage building for use in connection with existing dog training business

Thank you for the above planning consultation.

This land is marked on Council mapping as being potentially contaminated land, under provisions in Part 2A Environmental Protection Act 1990, due to its historical use as railway sidings and a rail goods yard.

Much of the land has since been redeveloped though structures associated with the railway still remain.

It is likely that made ground will underlay the site.

Given the small scale of the proposed development and the commercial end use, however, a contaminated land study is not required.

A solid concrete floor to the proposed structure is advised, and the developer should check the PH value of the soil base material to inform upon the choice of concrete used in the foundations and groundworks.

A condition for unexpected contamination will suffice.

Although the proposed development is described as a storage facility, Planning will need to clarify with Building Control whether Approved Document T applies insofar as the provision of a toilet and wash hand basin is concerned as it is a new building.

Environmental Health are the enforcing authority for health and safety for this facility, and the Workplace (Health, Safety & Welfare) Regulations 1992 would apply to the storage unit.

If the development is approved, construction working hours may be specified to mitigate against possible intrusion to neighbours' amenity from noisy works.

As such, Environmental Health do not object to this development (subject to clarification on the provision of toilet and hand washing facilities being necessary) and offer the following conditions:

- 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.

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

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

Regards

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