

From: Kevan Buck
Sent: 20 June 2024 15:26
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/21/2494/0F1 - LAND AT INKERMANN TERRACE, WHITEHAVEN

Detached dwelling with detached garage

Further to the above planning application.

In principle, there are no objections from Environmental Health to this development though several matters are to be considered.

The land in question, although not marked on Council records as being potentially contaminated, has been the subject of a preliminary environmental risk assessment due to its proximity to known coal seams and to confirm that made ground has not been deposited on the land after historical nearby developments.

This has concluded that further phase 2 groundworks investigation is necessary to “fully characterise the ground / groundwater conditions and ground gas regime below the site”.

If the development were to be approved, Environmental Health are mindful of potential artificial light pollution, and potential noise / dust issues during the construction phase.

As an informative, the site is located within the Whitehaven Smoke Control Area and any heating appliances and fuel should comply to DEFRA's controls - <https://uk-air.defra.gov.uk/sca/>

As such, the following conditions are requested:

- Land affected by contamination – site characterisation

No development shall take place until a phase 2 investigation and risk assessment has been completed in accordance with the recommendations of the Preliminary Environmental Risk Assessment submitted with the application. This must be carried out by a competent person and a written report of the findings should be produced and submitted to the Local Planning Authority for approval in writing.

The report of the findings must also include an appraisal of remedial options and proposal of the preferred option/s.

Reason: To ensure that risks from land contamination, ground gas and unstable ground conditions are understood prior to works on site, both to the future users of the land and neighbouring land, 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 offsite receptors.

- Artificial Lighting (External)

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason: To safeguard the amenities of nearby residential occupiers.

- Noise / Dust 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 Holidays.

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.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

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

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

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