

From: Environmental Health
Sent: 17 December 2024 16:15
To: Development Control
Cc: Christopher Harrison
Subject: PLANNING APP 4/20/2472/0F1 - LAND NORTH OF CLEATOR MILLS, CLEATOR

Residential development for 115 dwellings

Thank you for the above planning consultation.

The proposed development would be sited adjacent to the 600 spaces car park, used as a park and ride facility for workers at Sellafield.

The car park is in use from early mornings through the week, from perhaps 05.30 hours onwards and the noise from traffic movements is a potential constraint on the residential amenity of the proposed development.

In noise terms night time is defined as the period between 23.00 – 07.00 hours and various guidance looks to limit noise inside residential bedrooms to 45 db LA max and 60 db LA max outside bedrooms.

Environmental Health has conducted limited indicative noise monitoring of traffic movements on the approach road to the car park.

There is currently a 5 mph speed limit on this road though vehicles were seen to occasionally exceed this.

Some smaller / newer cars were measured at 50 – 55 db LA max, whilst some larger / older cars produced 60 – 67 db LA max.

A double decker bus was measured at 72 db LA max as it impacted a speed bump and accelerated past.

Given this, there does appear to be the potential for some localised noise disturbance to proposed dwellings built alongside the car park approach road.

The developer may wish to consider providing acoustic barriers and / or the proposed standard of double glazing and noise insulation to these new dwellings, should planning approval be granted.

The Preliminary Ground Investigation Report, Ground Gas Monitoring Report and radon information are noted, and their recommendations should be conditioned into any planning approval.

Given that the site has numerous plots of historically potentially contaminated land in close proximity, a condition on unexpected contamination may also be appropriate.

A Construction Environmental Management Plan, and the imposition of construction working hours, would also be requested to limit impact of disturbance to current neighbours.

As such, Environmental Health would not object to this proposal but would suggest that the following conditions are considered:

- Noise Sensitive Premises Assessment

No development shall take place until an acoustic report on the existing noise climate at the development site has been submitted to and approved in writing by the Local Planning Authority. The report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that nuisance and unacceptable detriment to amenity will not be caused to the occupiers of residential accommodation from road traffic noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant / engineer and shall take into account the provisions of BS 8233: 2014 (or 2025 when the update is implemented) Guidance on sound insulation and noise reduction for buildings.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order to safeguard the amenities of residential occupiers. The details are needed prior to the start of work as the acoustic report may require changes to the design details.

- 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 best practicable means to reduce the effects of noise, vibration, dust and site lighting during the construction phase.

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, which should be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the 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 offsite 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 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.

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

Regards

Environmental Health

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