

From: Environmental Health
Sent: 20 December 2024 14:23
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2391/0F1 - LAND OFF DALZELL STREET, MOOR ROW

Proposed surface water dry retention basin and associated infrastructure to serve new residential development pursuant to outline application reference 4/23/2076/0O1

Thank you for the above planning application consultation.

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

The site is marked on Council GIS mapping as being within potential zones of influence from historic landfill sites across the River Keekle at the former Crossfield tip and Montreal tip.

Both were former mine workings that were later used as landfill.

These were referenced in the Phase 1 and 2 Ground Investigation Reports in the planning applications for the proposed housing development that accompanied this application.

The potential migration of ground gas was noted.

This should be borne in mind during any ground works on this development, and built in to the construction RAMS should approval be granted.

A detailed ground gas investigation is not formally requested at this stage, given that the nature of the works does not directly entail residential end-use, though a condition for unexpected contamination is if visual / olfactory evidence of contamination is found.

Environmental Health would also request the imposition of construction working hours to limit possible noise intrusion to residents in the area.

As such, the following conditions are suggested:

- 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

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

