

Oliver Hoban

From: No Reply Web
Sent: 08 February 2024 17:13
To: Development Control
Subject: Comment from Online Planning System

Reference: 4/21/2432/0F1

Submitted on Thursday, 8 February 2024 - 5:13pm Submitted values are:

Application: 4/21/2432/0F1

Name: Kevan Buck

Address: Cumberland Council, Whitehaven Commercial Park, Moresby Parks

Comments:

The Remediation Report carried out by Betts Geo, dated August 2023, and submitted to the application in January 2024 is most helpful in drawing together past reports and information on the complicated contamination legacy posed by past industrial use of the site, and provides a pathway towards its remediation and safe future development.

The Remediation Strategy is therefore approved by the Environmental Health team.

Its use should remain central to the ongoing development of the site.

The report also highlights the possibility of contamination hotspots being encountered during site works.

As such, Environmental Health requests that the following conditions are attached to any planning approval:

Land Affected by contamination - Implementation of Approved Remediation Strategy In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination both during the construction phase and 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.

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 to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared in accordance with the methodology of the Approved Remediation Scheme and be submitted to and approved in writing by the Local Planning Authority.

Following completion of such measures, a verification report must be prepared and submitted to and approved in writing by 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.

Summary of response: Neutral