

From: Environmental Health
Sent: 25 April 2025 16:25
To: Development Control
Cc: Christopher Harrison
Subject: PLANNING APP 4/25/2120/0F1 - SCALEGILL HALL FARM, SCALEGILL ROAD, MOOR ROW

Hybrid planning application for the redevelopment of Scalegill Hall including full planning permission for the demolition of redundant farm buildings, the refurbishment of Scalegill Hall, conversion of a barn to two dwellings and outline planning permission for residential development with all matters reserved except access.

Thank you for the above planning consultation.

Environmental Health would not object to this proposed development, subject to the following comments.

Whilst the historical use of land for farming can involve the use of contaminants such as pesticides, fuel oils, etc the site is not seen as brownfield land and is not determined as being potentially contaminated land under Part 2A of the Environmental Protection Act 1990. A condition for unexpected contamination is therefore requested if planning approval is granted. The Mining Remediation Authority map indicates that part of the site may be within a Development High Risk Area and further clarification on this may be required. Radon is mapped as being at low levels in the 1 km grid square of this site, with a maximum radon potential of 1- 3%.

The residential development could be subject to noise intrusion from road traffic on the nearby A595 trunk road and a noise impact assessment to determine if / what acoustic measures are needed in the build to mitigate against this is requested.

A Construction Environmental Management Plan is requested to include an asbestos survey of the relevant buildings, a demolition method statement, and measures for the control of noise, dust and vibration during works.

Site construction hours are also requested.

The disposal of foul effluent from the site seems relatively straightforward in principle, though further details on the proposed disposal of surface water (and mitigating against any accidental pollution release to the surface water drainage system) are required, though the LLFA will no doubt comment further on this matter.

The following conditions are therefore suggested:

- Noise Sensitive Premises Assessment

No development shall take place until a detailed 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 so that nuisance will not be caused by noise from road traffic.

The noise assessment shall be carried out by a competent acoustic consultant and shall take into account the provisions of BS 8233: 2014 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 include an asbestos survey of all relevant buildings and structures, a demolition method statement, and demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration and dust during the construction phase.

Reason: In the interests of the amenities of surrounding occupiers and safety of site workers 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 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

Environmental Health

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