

Oliver Hoban

From: Sarah Papaleo
Sent: 08 January 2024 12:33
To: Development Control
Subject: FW: PLANNING APP 4/23/2362/0F1 - PROPOSED DEMOLITION OF EXISTING WORKSHOP & STORE AND ERECTION OF NEW WORKSHOP & STORE, CROSSFIELD COAL YARD, CROSSFIELD ROAD, CLEATOR MOOR

Hi,

Can I have this on the website as a consultation response please?

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council

From: Kevan Buck
Sent: Monday, January 8, 2024 12:29 PM
To: Sarah Papaleo
Subject: PLANNING APP 4/23/2362/0F1 - PROPOSED DEMOLITION OF EXISTING WORKSHOP & STORE AND ERECTION OF NEW WORKSHOP & STORE, CROSSFIELD COAL YARD, CROSSFIELD ROAD, CLEATOR MOOR

Hi Sarah
Further to the above planning application.
Environmental Health has no objections in principle to this development though a concern have been highlighted within the submission.

Principally there is the potential presence of mine gas below the site that could be migrated by any groundworks.

Whilst there are no records of mine gas incidences at this site, both the Coal Mining Risk Assessment and the response from the Coal Authority note that "it is recommended that a detailed gas risk assessment is undertaken in accordance with relevant guidance" (p11, Coal Mining Risk Assessment, December 2023).

The close abundance of residential dwellings around the site effectively forces the Local Authority to take this risk into account.

Other than that, if the development does go ahead, any demolition / construction works should be carried out during the standard construction hours.

Accordingly, Environmental Health would request that the following conditions are imposed to any approval:

- Mine Gas

No development shall commence until

- (a) a scheme of detailed investigations has been carried out on site to establish the risks posed to the development and locality of the presence of mine gas and its migration and a report is submitted to and agreed in writing by the Local Planning Authority; and
- (b) any remediation measures to address mine gas contamination are identified and implemented in full in order to ensure that the site and locality is made safe for the development proposed.

- (c) A signed statement of declaration that the site has been made safe is prepared by a suitably qualified person and is submitted to and approved by the Local Planning Authority.

Reason: To ensure that risks from mine gas are understood and that risks are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- Demolition / Construction Working Hours

Following approval of the development, demolition / 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.

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

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

