

From: Environmental Health
Sent: 28 November 2024 15:15
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2355/0F1 - MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM

Community Leisure Centre and associated parking and landscaping including formation of temporary construction

Thank you for the above planning consultation.

Insofar as its remit is concerned, Environmental Health has no objections to this development, subject to the matters discussed below.

The demolition and construction phases may cause some disturbance to residents and school alike.

A site specific construction environmental management plan and the imposition of construction working hours constraints are requested.

If these times conflict with school opening times, there may be scope for flexibility in the construction hours though it is requested that liaison is made with this Council's Environmental Health team and Highways Authority beforehand.

The Phase 2 Ground Investigation Report is noted.

The proposed surface water cellular attenuation tank in the playground drainage area is within Brownfield Land (a former brick and tile works, and clay pits). An unexpected contamination condition is therefore requested.

The External Lighting Layout and Noise Assessment Report confirm that residential amenity will not be adversely affected.

An optional condition to place a noise limit, based on the established background noise levels from the Noise Assessment Report, is suggested.

In both the above cases, external lighting and noise are covered by the statutory nuisance provisions of the Environmental Protection Act 1990 as alternative means of redress for residents in the event that problems do arise after development.

The following conditions are therefore suggested –

- 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 the best practicable means to reduce the effects of noise, vibration, dust and site lighting (if applicable).

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.

- Noise from plant and equipment – Implementation / Installation

No building or use hereby permitted shall be occupied or the use commenced until the recommendations made in the Noise Assessment Study have been implemented in full and thereafter permanently maintained.

Reason: To safeguard the amenity of nearby premises and the area generally.

- Informative

- (i) The site is within the Millom Smoke Control Area, designated under the Clean Air Act 1993, and residents and businesses must not emit smoke from a chimney and buy or sell unauthorised fuel for use unless it is used in an exempt appliance approved by DEFRA, see <https://uk-air.defra.gov.uk/sca/>

Regards

Environmental Health

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