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From: Environmental Health
Sent: 31 October 2024 13:44
To: Development Control
Cc: Heather Morrison
Subject: PLANNING APP 4/24/2328/0F1 - UNITS 20A & 20B LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Installation of drainage associated with adjacent new build CMIQ hub office, research and development scheme approved under reference 4/22/2184/0O1. Restoration of site to previous state upon completion of the development.

Thank you for the above consultation.
There are no objections to this proposal from Environmental Health subject to the following comments.

The entire site is classed as 'brownfield land' due to its historical industrial legacy and has been the subject of previous ground investigation studies.
Made ground and slag deposits were recorded across the site, with slightly alkaline pH soil levels, and are likely to be encountered during the above proposed works.
Reference should therefore be made to the ground investigation reports produced by Solmek and their advice on laying all services in clean trenches, using sulphate resistant sub-surface concrete when in contact with slag and avoiding use of polyethylene piping in made ground.
Solmek further advised that "if any zones of odorous, brightly coloured or suspected contaminated ground or groundwater are encountered, then work should cease within that area until the material has been investigated".

If this development is approved, Environmental Health would request that the following conditions are applied:

- 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 and airborne pollutants 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.
Measures for the control of dust and other airborne pollutants from the site during the construction phase must be implemented.

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

- Advice
 - (i) Waste on site – the CL:AIRE Definition of Waste : Development Code of Practice (version 2) provides a framework for determining if excavated material arising from site development works is waste or has ceased to be waste. Developers should ensure that all contaminated materials are adequately characterised. Further advice may be sought from the Environment Agency.

Regards

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