

## Oliver Hoban

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**From:** Sarah Papaleo  
**Sent:** 11 May 2023 12:02  
**To:** Development Control  
**Subject:** FW: Planning App 4/23/2088/OF1 - Proposed Development of 23 Dwellings (resubmission of 4/22/2135/OF1), Land at Harras Road, Whitehaven

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**From:** Kevan Buck  
**Sent:** 14 April 2023 16:03  
**To:** Sarah Papaleo [REDACTED]  
**Subject:** Planning App 4/23/2088/OF1 - Proposed Development of 23 Dwellings (resubmission of 4/22/2135/OF1), Land at Harras Road, Whitehaven

Hi Sarah

Further to the above planning application.

Although this is a resubmission of an earlier proposal, it is unchanged from an Environmental Health perspective. In that regard, the comments from the Environmental Health team remain as previously noted.

Following a desk top study and visit to the area, the Environmental Health team have no objections to this proposal subject to the following comments below.

During the site visit, it was noted that some surface coal deposits / waste were apparent but there are no records showing the land listed as potentially contaminated land or being a historical landfill.

There was former shallow and surface coal workings in the vicinity and it is presumed that the coal deposits may be associated with this historical activity.

The following planning conditions are therefore requested:

- Construction Environmental Management Plan – No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved by

In writing by the Council. The Plan must demonstrate the adoption and use of the Best Practicable Means (BPM) to reduce the effects of noise, vibration, dust and site lighting. The plan should include but not be limited to

- (a) Procedures for maintaining good public relations
- (b) Arrangements for liaison with the Councils Environmental Health Team
- (c) All works which are audible at the site boundary shall be carried out only between the following hours – 08.00 and 18.00 hours Monday to Friday / 08.00 and 13.00 hours Saturday / at no time on Sunday or Bank / Public Holidays

- (d) 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 at the request by Police and / or Highways Authority.
- (e) Mitigation measures as defined in BS 5228 – 1: 2009 + A1: 2014 Code of Practice for noise and vibration control on construction and open sites shall be used to minimise noise and vibration disturbance from construction works.
- (f) Procedures for emergency deviation of the permitted working hours.
- (g) Practicable control measures for dust and other airborne pollutants.
- (h) Measures for controlling the use of site lighting whether required for site safety or security purposes.

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. A suitable investigation and risk assessment will then be agreed upon by the Council and the developer and where remediation is necessary a remediation scheme 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 off-site receptors.

## Kevan Buck

Environmental Health Officer - Environmental Health

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