**Joy F. Bain**

**From:** Environmental Health <Env.Health@copeland.gov.uk>
**Sent:** 29 October 2026 15:35
**To:** Development Control
**Cc:** Christopher Harrison
**Subject:** 426/2315/0F1 - HENSINGHAM ARLC, CLEATOR MOOR ROAD, WHITEHAVEN

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Erection of building for use as sports changing facility and stores

Thank you for the above planning consultation.
Within its remit, Environmental Health has considered the following matters:

Contaminated Land
Council GIS mapping shows this site as being possibly affected by historical industrial activity at the adjacent Smurfit works and, as such, could potentially be deemed to be contaminated land as defined by Part IIA Environmental Protection Act 1990.
An 'Environmental Risk Assessment' document has been prepared by Geo Environmental Engineering (reference 2026-7367, dated 03.09.26) in this regard.
The report concludes that the site is at low / very risk of contamination and Environmental Health are in agreement with these findings.
Whilst the report goes on to advise that further ground investigation may be carried out to determine ground conditions for foundations and drainage design, we do not propose to formally request a condition for this. This matter may be left to the developer to decide upon.
Rather, a general condition on unexpected contamination would suffice.

Drainage
The comments from United Utilities are noted.
There does not appear to be separate public foul and surface water sewers immediately to hand.
The Outline Drainage Strategy refers to private sewers however, that may eventually connect to the public sewer system.
United Utilities have requested a complete plan of the localised sewer / drain system.
This possibly appears to be shared with drainage from Whitehaven Academy – we would point the applicants to Cumberland Planning Application reference 4/22/2118/0F1 that has a fuller drainage plan within the 'Drainage Strategy' document submitted there.
We are also advised that there may be a private surface water culvert in that vicinity.
Confirmation of the drainage system is required however.

Construction Noise
If the development is approved, we would request that construction working hours are controlled to mitigate any noise disturbance to nearby residential occupiers.

External Artificial Lighting
There are no details of any provision of external artificial lighting to the development, but further advice on this can be accessed in the ILP Guidance Note 01/26 if required –
GN01/26 The Avoidance of Obtrusive Light

Gulls
The applicants may be aware that there is a significant resident population of gulls on the adjacent Smurfit site, that are present through the nesting season.

In conclusion, Environmental Health have no objections to this proposed development and raise the following conditions in any approval granted:

- 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

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