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From: Environmental Health <Env.Health@copeland.gov.uk>
Sent: 09 November 2026 15:48
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2316/0F1 - WHITEHAVEN GOLF CLUB, RED LONNING, WHITEHAVEN

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Proposed extension to existing storage building

Thank you for the above planning consultation.

With respect to the comments from The Coal Authority and the Agent's response, Council GIS mapping shows numerous coal-related features in relatively close proximity to the site of the proposed development.
Whilst the site is not marked as potentially being contaminated land, as designated by Part IIA Environmental Protection Act 1990, it was the case that made ground was used to help initially develop the golf course.
In line with standard procedures, we would view any risk of environmental contamination from this proposed development as being low,
However, planners may wish to impose a condition to any approval for unexpected contamination in the event that ground works uncover a pollution source.
The floor of the storage building will be concreted over, so there would no pathway of any ground contamination to human receptors (construction workers should wear appropriate PPE).
There appears to be a possible surface water culvert running under the site though, and this could be a possible pathway to any leached ground contamination being spread to the wider environment.

It is noted that there is a detached residential dwelling to the north east of the proposed development, so planners could also impose a restriction on construction working hours to mitigate against noise disturbance during the construction phase.

In summary, however, Environmental Health do not have any objections on this proposal and suggest the following possible conditions:

- 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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