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From: Environmental Health <Env.Health@copeland.gov.uk>
Sent: 20 October 2026 13:59
To: Development Control
Cc: Christie Burns
Subject: 4/26/2292/0F1 - PLOT 1, BAY VIEW CLOSE, MILLOM

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Erection of single detached dwelling and garage, with associated hard and soft landscaping and boundary treatments

Thank you for the above planning consultation.

This site is marked on Council GIS mapping as being potentially contaminated land, as defined in Part IIA Environmental Protection Act 1990, due to its past historical use as a (slate) quarry and, more latterly, a Council depot.

It is understood, however, that following a partial development of the larger site encompassing Bay View Close, remediation was put in place through the provision of a geotextile membrane and 600 mm of clean cover soil on the areas of soft landscaping.

It is assumed, therefore, that this contamination protection remains in place – the developer should ensure that it is.

The protection would not be required under solid structures, tarmac surfaces and hard landscaping where the pollution pathway between the ground and receptor is broken.

Planners may wish to add a condition against the finding of unexpected contamination during groundworks.

We would also caution that the stability of the sub-soil material should be considered when the buildings' foundations are designed.

Notwithstanding the above, the development is relatively minor in scale.

A condition limiting the construction working hours is requested to mitigate against temporary noise and disturbance to neighbours.

Otherwise, Environmental Health have no objections to this proposed development.

The following conditions are suggested:

- 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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