
From: Environmental Health
Sent: 02 May 2025 12:08
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/25/2129/0F1 - 5 & 6 CHURCH LANE, HENSINGHAM, WHITEHAVEN

Follow Up Flag: Follow up
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Change of use for existing dwelling / vacant commercial unit (no. 5 and 6 Church Lane) to large HMO (Sui Generis) to join two properties & external alterations including new windows and demolition of existing outbuildings

Thank you for the above planning consultation.

In terms of its remit, Environmental Health offer the following comments.

Contaminated Land -

The site is within a potential zone of contamination influence from historical landfill associated with the construction of the A595 trunk road by-pass at Hensingham in the early 1990s. It is known that inert construction waste was used in these works.

There is a very low risk of contamination, however, and no investigative works are required.

A condition for unexpected contamination (during ground works) is requested.

The site also sits within a 1 km grid square with bands of elevated radon potential. The maximum radon potential is 10 – 30%.

The developer could arrange for a site-specific radon test to confirm levels, otherwise it is recommended that measures to reduce internal radon levels in the conjoined property are undertaken (radon sump under any suspended ground floor spaces / introduce a positive ventilation system to the property etc).

Noise, vibration, dust from construction works –

A Construction Environmental Management Plan (CEMP) is requested. This should include an asbestos survey of the property and outbuildings, a demolition method statement, and measures for the control of noise, vibration and dust during any works.

The imposition of standard construction working hours is also requested.

Potential noise disturbance from occupants of the HMO –

It is noted that a tenant code of conduct is proposed and that the HMO will be professionally managed and subject to mandatory HMO licensing by the Council.

Planners may wish to condition a Noise Management Plan with any approval in order to further protect the amenity of neighbours.

In conclusion, therefore, Environmental Health do not object to this development but offer the following conditions as part of any approval –

- Site Specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must include an asbestos survey of all relevant buildings and structures, a demolition method statement, and demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration and dust during the construction phase.

Reason: In the interests of the amenities of surrounding occupiers and safety of site workers during the construction of the development.

- Noise Management Plan

No building or use hereby permitted shall be occupied or the use commenced until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include undertakings and procedures for:

- (i) The details of managers or supervisor/s responsible for the behaviour of guests and for liaison with local residents and this Council;
- (ii) The control and use of outside areas;
- (iii) The control of noise breakout from within the building;
- (iv) Access and egress to and from the property by guests including arrangements for vehicle parking;
- (v) Recording of complaints and response to those complaints;

The annual review of the Noise Management Plan and, if necessary, the submission and approval in writing by the Local Planning Authority of any revised Noise Management Plan

Reason: In order to protect the amenity of nearby residents.

- 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

Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

