

From: Environmental Health
Sent: 11 August 2026 12:25
To: Development Control
Cc: Christie Burns
Subject: 4/26/2242/001 - LAND OFF DALZELL STREET, MOOR ROW

Outline application for residential development for up to 45 dwellings with access considered

Thank you for the above planning consultation.

In terms of its remit, Environmental Health have considered the following matters:

Contaminated Land

The application is accompanied with a Phase 1 Preliminary Risk Assessment.

This concludes that the site may be at risk from historical shallow coal workings and ground gas (from both coal workings and former landfill), and that basic radon protection measures are needed in the build.

As such, further Phase 2 intrusive investigation is required.

Conditions on this are requested by The Coal Authority, with a condition for unexpected contamination also requested by the Environment Agency.

Environmental Health would endorse these requests.

Construction Environmental Management Plan

A site-specific CEMP is requested to mitigate the impacts of any noise, vibration, and dust emissions caused during the construction phase.

The imposition of standard construction working hours is also requested.

Foul Drainage

It is noted that a pumped and rising main foul drainage system to serve the site is proposed to connect to an existing off-site public combined sewer.

We have no issues with the proposed drainage strategy but would request that the pumped system is built to Building Regulations standards and is maintained in good order.

In summary, therefore, Environmental Health do not object to this proposed development and offer the following conditions to any approval granted:

- **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 demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- **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

- Drainage

Prior to the commencement of works details for the separate foul and surface water drainage systems shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any dwelling houses hereby approved.

Reason: To ensure a satisfactory standard of surface water and foul drainage.

Regards

Environmental Health

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