Northumberland
County Council

MEMO

To: Colin Godfrey, Planning Officer.
From: Gillian Plaice, Environmental Health Officer
Date: 1st July 2020
Our Ref: SRU139470
Planning Ref: 20NP0026
Subject: Change of use of redundant agricultural building to form holiday accommodation, with associated parking and landscaping
Location: The Blue Hemmel, Wark, Hexham, Northumberland, NE48 3ED

I refer to your re-consultation dated 26th June 2020 and attachments -

- Contaminated Land Phase 1 REPORT NO: D10066 PRELIMINARY INVESTIGATION OF LAND AT BLUE HEMMEL, WARK, dated 24/06/20 prepared by Dunelm Geotechnical and Environmental.
- Letter and proposed site drainage plan regarding proposed new borehole water supply, un-dated from Borewell Maintenance and Installation.

Opinion

Following the receipt of additional information Public Protection withdraw our previous objection to this proposal and would provide the following comments:

Private Water Supply

The applicant has indicated that they intend to install a borehole to provide a water supply to the proposed development. The applicant must ensure that a sufficient and wholesome supply of water is provided for domestic purposes. The local authority is required to carry out an inspection (risk assessment) of the supply and undertake monitoring (water sampling) in order to ensure that the supply does not present a potential risk to human health.

New supplies cannot be used until the local authority is satisfied by means of risk assessment and monitoring that the supply is not a risk to health. The applicant is advised to contact the Public Protection Team on 10670 623790 for further advice.

In addition, it is important to ensure that appropriate legally-binding agreements have been signed up to by all relevant persons (as defined in Section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies, etc.

Contaminated Land

The applicant has submitted a Contaminated Land Phase 1 Desk top assessment which has not identified any significant pollutant linkages. The site is however, within the Coal Authority Development Low Risk area and the approach of the Public Health Protection Unit is that the creation of habitable dwellings in such locations require the installation of gas protection measures to a minimum of CS2 standard.

Recommended Conditions

If members are minded to grant planning permission the following conditions are recommended:-

1. **Water Supply**

Before the use hereby permitted commences, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and approved in writing by the local planning authority. The scheme shall specify the provisions to be made to ensure that a sufficient and wholesome supply of water is available (based on an average household consumption of 146 litres per person per day or such other quantity as may be required by any non-domestic water usage). Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the development.

2. **Ground Gas Protection Measures**

No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed radon and ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason:
In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties

3. **Validation and Verification of Ground Gas/Radon Protection**

No building shall not be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition **2***, which has been approved in writing by the Local Planning Authority.

Reason:
In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

4. **Contamination not Previously Discovered**

If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

	Name	Signature
Prepared by	Gillian Plaice	[redacted]
Checked by	David Lathan	[redacted]