



Northumberland County Council

MEMO

To: Colin Godfrey – Planning Officer, Northumberland National Park Planning Authority.

From: Gary Park - Environmental Protection Officer, Environmental Protection Team, Public Health Protection Unit.

Date: 09/10/2019.

Our Ref: SRU133453.

Planning Ref: 19NP0093.

Subject: Proposed construction of a detached dwelling.

Location: The Former Cricket Ground, Harbottle, Morpeth, Northumberland, NE65 7DQ.

I refer to your consultation of the 01 October 2019 and attachments:

- Application for Planning Permission form completed on or on behalf of the applicant and dated 12/09/2019.
- Site Plan adapted from a Historic England heritage listing plan, Historic England ref: 1041275 and dated 12 September 2019 (presumably showing outline of land ownership in blue and development boundary in red).
- YALPAG Contamination Assessment: Screening Assessment Form (Version 10.3) completed by the applicant and dated 12/09/2019.

Opinion:

In principle the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated. We also recommend to the Local Planning Authority that the following conditions and observations be included in any decision notice.

General

The proposed development is for a single dwelling arranged on three levels on the site of the former cricket ground south of the the C172 road through Harbottle village.

Noise

The site would not appear to be impacted by any particular sources of noise which need to be assessed or addressed in any subsequent outline or full planning application.

Land Contamination

The Public Health Protection Unit have no records of any former uses of this land which are potentially contaminative.

A former saw mill is shown on the 1978 mapping just north of the site but does not appear as structure on any earlier mapping.

This saw mill appears to have been demolished and a bungalow erected on the site under either A/80/A/095 or A/80/A/0322 planning applications. It is assumed that this

site was remediated (if required) to a standard required for that dwelling.

Given this and that the development is for a single dwelling, the submitted YALPAG Contamination Screening Assessment form is sufficient to address the responsibility for the developer to assess the risks from contamination. A condition has been recommended for the applicant to address unexpected contamination should it be found during development of the site.

Radon Gas

The site lies within an area identified by the PHE/BGS Radon Potential Dataset for 1-3 percent of dwellings being at or above the radon action level (200 becquerels per cubic metre).

However, at this level no radon gas protection measures are required to be incorporated into any new dwellings in this area.

Recommended Conditions:

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

1. Contamination Not Previously Discovered

If during re-development 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.

2. Noisy Working Hours

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800.

Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise

3. Construction Delivery / Collection Hours

Deliveries to and collections during the construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

Informatives

Dust Management

It would be expected that effective dust management should be employed during the demolition and construction works.

Contractors and their employees should use effective dust minimisation techniques and controls which shall have regard to guidance such as :

The Institute of Air Quality Management has produced very current documentation entitled “Guidance on the Assessment of Dust from Demolition and Construction” available at:

<http://iaqm.co.uk/guidance/>

Additionally, the Mayor of London’s office has produced robust supplementary guidance document entitled “The Control of Dust and Emissions During Construction and Demolition” which is available at:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/control-dust-and>

The HSE also provide guidance on construction dust:

<http://www.hse.gov.uk/construction/healthrisks/hazardous-substances/construction-dust.htm>

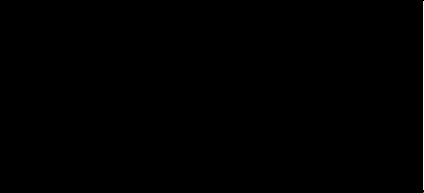
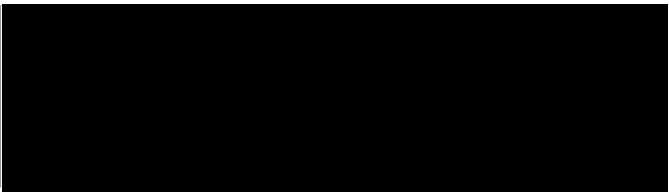
As do the CITB through the Construction Dust Partnership:

<https://www.citb.co.uk/health-safety-and-other-topics/health-safety/construction-dust-partnership/>

Statutory Nuisance

The effectiveness of the development’s design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

| | Name | Signature |
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| Prepared by | Gary Park |  |
| Checked by | David Lathan |  |