



# Northumberland County Council

## MEMO

**To:** Jay Smith, Planning Officer  
**From:** Gillian Plaice, Chartered Environmental Health Practitioner  
**Date:** 3rd April 2020  
**Our Ref:** SRU137215  
**Planning Ref:** 20NP0013  
**Subject:** Demolition of existing dwelling and outbuildings and construction of replacement dwelling. Revised scheme pursuant to LPA ref: 19NP0014  
**Location:** Evistones Cottages, Rochesters, NE19 1RY

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I refer to your consultation dated 28th March 2020 and attachments:

- Contamination screening assessment form dated 13/02/19
- Foul Drainage assessment form dated 28/02/19
- Existing site layout plan
- Proposed site layout plan

### **Opinion**

I note that this is a revised scheme pursuant to LPA ref: 19NP0014 and in principle Public Health Protection Unit does not object to this proposal. We would recommend to the Local Planning Authority that the following conditions and observations be included in any decision notice.

### **Commentary**

#### **Water Supply**

According to Council records Evistones Cottage is supplied with water from a private water supply (NOT a mains supply as is noted in section 3 of the Foul Drainage Assessment Form). An inspection (risk assessment) of this supply was carried out on the 24th November 2014 and a number of improvements were recommended at that time. The supply is due for re-assessment. The applicant must ensure that a sufficient and wholesome supply of water is available to meet the demands of the proposed use and existing users and provide a report produced by a competent person to this effect.

#### **Gas Protection**

The site is within a 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.

Informatives have been provided for a normal gas installation (including sub-floor ventilation), however if no sub-floor void is created in the conversion then the applicant should aim for the best installation of measures which can be accommodated

(normally a gas membrane).

### **Recommended Conditions:**

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

#### **1. Ground Gas Protection**

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 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 amenity of the occupants of the respective properties.

#### **2. Validation and Verification of Ground Gas Protection**

The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in **Condition 1\***, 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

**\* As numbered in this consultation response.**

#### **3 Private Water Supply - Sufficiency and Wholesomeness of Supply**

No development shall be commenced until a scheme for the provision of a sufficient and wholesome supply of water to the development has been submitted in writing to, and agreed in writing, by the local planning authority. The scheme shall specify the provisions to be made to ensure that there will be a sufficient quantity and quality of water to serve both the new development and existing consumers already on the supply (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 requirement of the development.

#### **4 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.

## **Informatives**


### **Water Supply**

The source of the water supply to the new development must be confirmed by the applicant.

If the proposal is for the development to be serviced by a private water supply (i.e. any supply of water not provided by Northumbrian Water), the applicant is asked to provide the following information:

- The type of supply/source – i.e. borehole, spring, well, etc.
- The location of the source by way of an 8 figure grid reference
- Details of other properties on the supply (if the supply is an existing one)
- Estimated volume of water that the supply will provide (details of flow test)
- Evidence that using this supply will not have a detrimental effect on supplies in the area
- Details of any emergency tanks
- Details of treatment to be installed on the system
- Details of any laboratory tests carried out to ensure that the water is wholesome

This information is normally provided as part of a report produced by a suitably competent person who has undertaken a flow test/survey of the site on behalf of the applicant. If a connection to the Northumbrian Water mains is obtained written confirmation from the water company to this effect must be provided.

	Name	Signature
Prepared by	Gillian Plaice	
Checked by	David Lathan	