



# Northumberland County Council

## MEMO

**To:** Northumberland National Park Authority  
**From:** Gillian Plaice, Chartered Environmental Health Practitioner  
**Date:** 14<sup>th</sup> May 2021  
**Our Ref:** SRU147053  
**Planning Ref:** 20NP0016  
**Subject:** Proposed construction of 4no new dwellings to provide principal residence housing .  
**Location:** Land south of Gallow Law, Gallow Law, Alwinton, Northumberland, NE65 7BQ

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I refer to your consultation and attachments of 18<sup>th</sup> March 2021:

- Application for Planning Permission
- Phase 1 Contaminated Land Risk Assessment, produced by Geol Consultants Ltd, ref: GEOL20-9697, dated 15/05/2020
- Existing Site Plan produced by Michael Rathbone, dated December 2019
- Proposed Site Plan produced by Michael Rathbone, dated December 2019

### Opinion

In principle the Public Health Protection Unit does not object to this proposal.

### Commentary

#### **Land Contamination**

This department is not aware of any previous contaminative land uses on the site which is currently greenfield. This site is NOT within the Coal Authority Risk Development area. The site is within an area where 1-3% of properties may be above the Radon action level and therefore no additional protection for radon is required.

A phase 1 contaminated land risk assessment has been carried out which concludes that the site is LOW risk and that further investigation of the site to include a ground contamination risk assessment is not required. Further risk from contamination may therefore be controlled by condition.

#### **Recommended Conditions:**

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

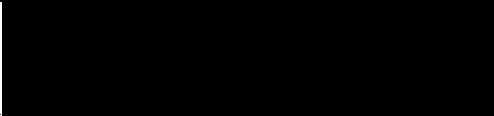
#### **1. Land Contamination - Contamination not Previously Discovered:**

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	
Checked by	David Lathan	