
From: Environmental Health
Sent: 08 August 2025 15:57
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2254/0F1 - 4 LOW MILL, EGREMONT

Single storey rear extension for kitchen and detached single storey artist garden studio

Thank you for the above planning consultation.

As far as its remit is concerned, Environmental Health have considered the following aspects of this development.

The site is within a larger area marked on Council mapping as being potentially contaminated land, under Part 2A Environmental Protection Act 1990, due to its industrial legacy as an iron foundry and flax / rope mills.

Most of the mill buildings and the former mill race, together with the iron foundry, were located on the now disused plot of land to the immediate north of 'Low Mill'.

During this period, the adjacent dwelling 'Lowmill House' is shown on historical OS maps.

Given this separation, and the limited scale of the proposed development, the likelihood of significant harm from contamination is deemed as low risk.

There is the potential to encounter contamination hotspots during groundworks, though the development would see the pollution pathway from soil to human receptor broken if there is a solid concrete floor in place in the proposed kitchen extension.

A condition for unexpected contamination, in the event that visual or olfactory evidence is seen, is suggested otherwise.

The drainage for the development is proposed to connect to the combined public sewer present on site and Environmental Health has no objections to this, provided that manhole inspection chambers are not covered over.

A condition to limit construction hours to mitigate the noise impact on neighbours is also suggested.

As such, Environmental Health do not object to this development and suggest that the following conditions are considered if approval is granted:

- Land affected by contamination – Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 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 09.00 – 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 nearby occupiers during the construction of the development.

Regards

Environmental Health

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