

From: Environmental Health
Sent: 17 March 2026 16:31
To: Development Control
Cc: Christie Burns
Subject: 4/26/2075/0F1 - LAND ADJACENT TO SMITHFIELD ROAD, EGREMONT

Follow Up Flag: Follow up
Flag Status: Flagged

Retrospective planning permission for erection of a five bedroomed detached dwelling following planning approval 4/15/2441/0F1

Thank you for the above planning consultation.

Environmental Health have considered the issue of part of the site being potentially contaminated due to its historical industrial use.

An amended Phase 1 Geo-Environmental Risk Assessment (produced by Waterway Drainage Engineering, dated March 2026, ref 2026-017 Rev B) has been submitted in this respect.

The triangular development site is not marked on Council mapping as being potentially contaminated land though the former Gillfoot Park Iron Ore Pit no.4 was sited in close proximity, just behind the NE corner of the site, and the Gillfoot Siding railway ran from this pit to the former Helder iron ore mine, off Grove Road through the development site.

A railway embankment (what was the Gillfoot Siding) is noted in the Phase 1 report.

A 1926 OS map gives the clearest indication of the former pit and rail siding.

It is evident, from a site visit, that an old sandstone rail embankment structure is still present in the rear garden of the new dwelling, and that the rail embankment looks to have crossed what is now the back garden of the dwelling.

The back garden is currently soft landscaped and the embankment has been removed.

This is not directly acknowledged in the report (although the possible presence of made ground is), nor is the likelihood that old iron ore mine workings may underlay the site.

Environmental Health do not hold details of former iron ore workings however.

The phase 1 report also advises that the indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential of 10 – 30%, which would indicate that full radon protection measures should have been included in the build.

In terms of the conclusions within the phase 1 report, several follow up measures are recommended.

In line with this, and given that the former rail siding ran through the back garden, Environmental Health would like to see the following measures taken:

- The phase 1 report is updated to acknowledge the proximity of Gillfoot Iron Ore Pit No.4 and rail siding and that the conceptual site model is updated accordingly;
- Whether a clean cover system / no dig barrier should be installed in the soft landscaped back garden;
- If ground conditions (soil pH) may affect sub-surface pipes and services;
- If old iron ore mine workings influence the choice of foundations (we acknowledge that there has been much local development in the area since the iron ore pits closed however);
- A three month on-site radon test is carried out and details are provided to the Local Planning Authority;
- The above measures would be deemed to be remediation.

Please note that Skirting Beck, at this location, is an Environment Agency designated main river and it may be necessary to seek their comments on this development.

At present, however, Environmental Health are unable to discharge condition 8 (Preliminary Risk Assessment) and cannot determine if further detailed site investigations (phase 2) and remediation are necessary that would allow condition 9 to then be discharged.

Regards

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