

From: Environmental Health
Sent: 30 June 2026 13:54
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2186/0F1 - MORESBY HALL, MORESBY

Hybrid application seeking full permission for the conversion of a barn and staff cottage to provide three holiday lets and works to listed building, and outline permission for enabling development comprising the demolition and clearance of dilapidated former agricultural structures and the erection of five dwellings including associated infrastructure and reinstatement of a vehicular access

Thank you for the above planning permission.

Within its remit, Environmental Health have considered the following matters:

Contaminated Land

The site itself is not marked on Council mapping as being potentially contaminated land by virtue of Part IIA Environmental Protection Act 1990.

However, a former landfill site is situated to the immediate east of the site.

Environmental Health records show this to have been a licensed landfill for the disposal of inert waste by Thomas Armstrong Ltd between 1978 – 1993.

The application site would therefore be within a potential zone of influence from the former landfill site.

Given the inert nature of the landfill, Environmental Health do not see this as a high pollution risk to the development and would be content with a general condition for unexpected contamination as a catch-all.

The Environment Agency may hold further information on the former landfill site however.

The developer should also check for the possible presence of non-native invasive plant species that can be associated with former landfills.

Radon

The indicative Radon Map UK shows the site to be within a 1 km grid square of slightly elevated radon potential, with a maximum potential of 3 - 5%. This would indicate that basic radon protection measures should be included within the development.

Alternatively the applicant can conduct a definitive property search or carry out a 3 month radon test inside the property to determine the presence of radon at the site, see [UKradon - Introduction](#)

Construction Environmental Management Plan (CEMP)

The submission of a CEMP to accompany the application has been requested by the Ecology team.

This is supported by Environmental Health and we would add that it should also include measures for the mitigation of noise.

Standard construction working hours are also requested.

Foul Drainage

We note the possibility of private foul drainage being made to an existing off-site public sewer.

This matter is largely for United Utilities and Highways to comment upon further, though we would wish to see that the private drain and pumping facility are built to Building Regulations standards.

As regards the use of an existing septic tank; the developer should take this opportunity to ensure that the septic tank complies with the Environment Agency's General Binding Rules for small sewage discharges in England.

Further details on the existing septic tank (capacity, condition, where it discharges to) would be welcomed.

The developer should note the position of the former landfill site in close proximity.

The drainage of surface water from the development to the septic tank should also be avoided where possible.

In conclusion, therefore, Environmental Health do not object in principle to this proposed development and would request that the following conditions are considered to any planning approval –

- 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.

- Drainage

Prior to the commencement of works details for the separate foul and surface water drainage systems shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any dwelling houses hereby approved.

Reason: To ensure a satisfactory standard of surface water and foul drainage.

- Noise from demolition and construction works

Following approval of the development, demolition and 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 08.00 – 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 surrounding occupiers during the construction of the development.

Regards

Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

