

From: Environmental Health
Sent: 15 July 2025 14:29
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2221/0F1 - MILL FARM BARNs, THE GREEN, MILLOM

Conversion of existing barns into two residential dwellings

Thank you for the above planning consultation.

In terms of its remit, Environmental Health would offer the following comments:

The site is in close proximity to a former corn mill and is marked on Council mapping as land that may potentially be contaminated under Part 2A Environmental Protection Act 1990.

A Phase 1 Land Contamination Risk Assessment has been submitted in support of the application.

Environmental Health are satisfied with its conclusion of the site representing a low risk of contamination and its subsequent recommendations.

A condition for unexpected contamination could also be imposed.

The Drainage Strategy Statement presents a broad base of potential drainage options that need to be investigated and determined, and other statutory consultees may have further comments on this.

If the application were to be approved, there is potential for some temporary disturbance to local residential amenity from the construction works and a Construction Environmental Management Plan and the imposition of standard construction working hours would provide some mitigation against this.

As such, Environmental Health would not object to this development but would request that the following conditions are considered by Planners:

- Site specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Land affected by contamination – Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing risks to human health, buildings and other property, and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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.

- Land affected by contamination – Implementation of Approved Remediation Scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and be approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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.

- 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 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

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