

From: Environmental Health
Sent: 07 August 2025 16:04
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2262/0F1 - ELF HALL, LADY HALL, MILLOM

Demolition of existing dwelling and and outbuilding for a self-build and custom build replacement dwelling, detached garage and new package sewage treatment plant

Thank you for the above planning consultation.

This premises came to the attention of Environmental Health in 2021 following an enquiry about its condition and construction.

The current dwelling is made up of asbestos containing materials through portions of its structure which appears to be chrysotile in the form of cement bonded asbestos sheets though there may be other forms of ACM on closer inspection.

It is recommended that the new owners undertake an asbestos survey of the property prior to demolition, and also check for any broken pieces of asbestos sheeting pieces in the garden.

There is no evidence otherwise of the site being contaminated though Radon Map UK shows it is located within a 1km grid square of elevated radon potential with a maximum radon potential of 5 – 10 %. Basic radon protection measures would be required in the new build unless a site-specific radon search showed otherwise.

It is obviously not fit for human habitation in its current state, so Environmental Health would support its demolition and a rebuild on the site.

The site is relatively remote from other neighbours, with the nearest dwelling about 100m away. There would be limited impact on residential amenity during the proposed works therefore, though Planners may wish to impose a condition limiting construction working hours nevertheless.

The site is within an area with low levels of artificial light pollution and any external artificial lighting that is to be provided should be sensitive to this. A condition on this is suggested below.

In conclusion, Environmental Health would not object to this development and offers the following conditions:

- 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.

- Artificial Lighting (External)

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason: To safeguard the amenities of nearby residential occupiers and reduce light pollution.

Regards

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