

From: Environmental Health
Sent: 25 November 2025 16:18
To: Development Control
Cc: Christopher Harrison
Subject: PLANNING APP 4/25/2360/0F1 - MOWBRAY FARM, FRIZINGTON ROAD, FRIZINGTON

Prior approval application for conversion of barns into dwellings – Barn 1 one three bedroom detached dwelling, Barns 2 and 3 to be demolished to create courtyard parking, Barn 4 two bedroom detached bungalow, Barn 5 two semi-detached two bedroom dwellings

Thank you for the above planning consultation.

This general area has a history of both surface and underground mineral extraction, together with associated infrastructure and rail sidings, but the site itself was not directly used in this regard and remained distinct as a farm.

The site is marked on Council mapping, however, as being within the potential impact zone of a former landfill site.

After the closure of the nearby Yeathouse Quarry, Cumbria County Council records indicate that it was partially infilled with inert waste in the 1990s. Inert waste is not inherently chemically or biologically reactive and it is deemed that consequentially there would be a low risk of leachate or ground gas contamination to this proposed development.

Farms are not classed as brownfield land, though their use can give rise to contamination 'hotspots' from agricultural activities that entailed pesticides, herbicides, rodenticides, fuel oil spills etc.

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, with a maximum radon potential of 10 – 30%. Full radon protection measures would therefore be required in the build unless a site-specific radon test were to show otherwise.

A condition for unexpected contamination would suffice as a cover-all.

It is recommended that dwelling ground floors are maintained / laid as concrete slabs (with radon protection) and any soft landscaping is provided with a minimum of 300mm clean top soil cover.

The site is relatively remote from other residential dwellings and there would be minimal impact on residential amenity during the construction phase. The imposition of construction working hours to mirror the condition of the neighbouring planning approval 4/25/2162/0F1 (Barn 6 conversion) is suggested.

The drainage strategy is acceptable in principle though further details are required, and a condition on this is suggested below.

As an enlarged residential development overlooking the SSSI Yeathouse Quarry and Lake District National Park, a condition to limit any artificial external lighting scheme at the development is also suggested.

As such, therefore, Environmental Health would not object to this proposed development and offers the following conditions:

- 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 Saturday 07.30 – 18.00 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

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