

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 16 March 2026 14:44  
**To:** Development Control  
**Cc:** Sarah Papaleo  
**Subject:** 4/26/2063/0F1 - TWIN ELMS, LOOP ROAD, DISTINGTON

### Proposed demolition of existing house & construction of new 3 bedroom self build detached dormer bungalow

Thank you for the above planning consultation.

The site does not show any historical evidence of past industrial use and is not marked on Council mapping as being potentially contaminated land by virtue of Part II Environmental Protection Act 1990.

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%. This would indicate that full radon protection measures should be included within the build, unless a site-specific radon test proves otherwise. (Note that the radon map was updated in December 2022).

See [UKradon - UK maps of radon](#)

In other respects, the Design & Access Statement includes measures to avoid excessive dust creation.

Environmental Health would request that site working hours are also regulated to mitigate any noise disturbance to neighbours.

In conclusion, therefore, Environmental Health do not object to this development and request that the following condition is imposed to any approval –

- 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

Environmental Health  
Public Health & Protection | Cumberland Council  
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

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