

Oliver Hoban

From: Environmental Health
Sent: 22 May 2026 14:30
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2129/0F1 - LOW WATH FARM, TRUMPET ROAD, CLEATOR

Proposed conversion and upgrade of dilapidated cottage and two storey rear extension

Thank you for the above planning consultation.

In terms of its remit, Environmental Health have considered the following matters:

Contaminated Land

The site is marked on Council mapping as being potentially contaminated land as defined by Part IIA Environmental Protection Act 1990.

This is due to its historical use as a corn mill, with an adjacent mill race stream.

However, whilst there may be localised hotspots of contamination to soil and limited areas of made ground (infilled mill race for instance), the Council has deemed this site to present a low risk of contamination and that there is not a significant possibility of significant harm being caused through the site's development.

A condition for unexpected contamination would be appropriate in such circumstances.

Radon

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, with a maximum potential of 10 – 30%. This would indicate that full radon protection measures should be included within the development.

Alternatively the applicant can conduct a definitive property search to determine the local radon potential, see [UKradon - Introduction](#)

Foul Drainage

A package treatment plant and drainage field are proposed, subject to Building Regulations approval.

Given that much of the site is at flood risk, we would advise that (if possible) the electrical aeration unit to the PTP is protected against flood damage.

Planners may wish to impose a condition for foul drainage plans.

Construction Environmental Management Plan

Natural England have requested a CEMP and Environmental Health would support this, and request that measures for the avoidance / mitigation against noise and dust emissions are included in this document.

Construction working hours may also be limited if there are local noise-sensitive receptors to noise disturbance from the construction phase.

Artificial External Lighting

Any artificial external lighting should be sympathetic to the setting, notwithstanding security concerns and a condition is suggested below.

Private Water Supply

It is not clear if the site has a private drinking water supply or is on the public mains.

If the site is on a private water supply, and two or more properties are fed by the pws, a risk assessment should be carried out and the supply should be tested for pollution. Environmental Health can assist with this.

Any treatment plant should be protected against flood damage also.

In conclusion, Environmental Health do not object to this proposed development and offer the following conditions:

- 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.

- Foul Drainage

Prior to the commencement of works details for the separate foul drainage system 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 house hereby approved.

Reason: To ensure a satisfactory standard of foul drainage.

- External Artificial Lighting

Artificial external lighting 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 Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason: In order to safeguard the amenities of nearby residential occupiers and the area generally.

- 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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