

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 03 June 2026 14:31  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/26/2035/0R1 - SITE OF FORMER SERVICE GARAGE, BECKERMET

### Application for approval of reserved matters relating to access, appearance, landscaping layout & scale for five dwellings pursuant to outline planning approval 4/23/2034/001

This application has been referred to Environmental Health as the site was a former fuel / motor vehicle service station and this use brings it in to the realms of potential contaminated land as defined by Part IIA Environmental Protection Act 1990.

The CLAIRE industry profiles provides further information on this – [Industry Profiles](#)

The site has been levelled of its former buildings. It is unclear if there are any underground fuel tanks and pipelines still in situ.

The former garage is shown on a 1968 OS map though does not appear to be marked as such on older maps post-1944.

Any underground fuel tanks are likely to be of single skin steel construction which, given their age, presents a possibility of fuel leaks and ground gas.

Given that this site's end use is proposed to be residential with gardens, we would recommend that a phase 1 contaminated land report is carried out to assess the hazards and risks of its past industrial use. Further intrusive ground investigation may then be necessary.

The indicative Radon Map UK shows the site to be within a 1km grid square of low radon potential where less than 1% of houses are at or above the Action Level. As such, radon measures would not be required within the build.

In other respects, given the proximity of other dwellings to the development, Environmental Health would request that a Construction Environmental Management Plan (CEMP) is provided to cover noise and dust emissions in the construction phase.

A condition to limit the construction working hours was applied within the outline planning approval.

In summary, therefore, Environmental Health do not object to this development but request that the following conditions are considered:

- Land affected by contamination – Site Characterisation

No development shall take place until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include a survey of the extent, scale and nature of contamination, an assessment of its potential risks, and an appraisal of remedial options.

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

- 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.

Regards

Environmental Health

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