

**From:** Environmental Health  
**Sent:** 16 June 2026 11:03  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/26/2150/0F1 - QUARRY HOUSE, CASTLE VIEW, MILLOM

Replace existing detached dwelling with self-build 4 no. bedroom detached house

Thank you for the above planning consultation.

Environmental Health have considered the following matters on this application:

**Contaminated Land**

The existing house sits at the entrance to the former King's Quarry, which is understood to have been worked as a cobalt ore quarry in the past.

The quarry is marked on an 1897 OS map, though not on an earlier 1867 map, and is shown as disused on a 1922 OS map.

The current house is dated 1897 on a stone lintel above the front entrance, and would seem to be the original dwelling.

Much of the former quarry site is marked on Council mapping as being potentially contaminated land, though the house sits immediately outside of this delineation.

It is possible that the local ground conditions may contain elevated levels of heavy metals contamination (cobalt, chromium, nickel, uranium) and the soil pH is likely to be more alkaline. The site is not deemed to be high risk, however, and a condition for unexpected contamination would suffice.

Hard landscaping is recommended around the new dwelling, and a clean cover system may be provided to any soft landscaping.

Underground utility services should be laid in clean infilled trenches and an appropriate sulphate-resistant concrete used for foundations.

The developer should also be aware of made ground being present around the dwelling.

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential of 3 – 5%, which indicates that basic radon protection measures should be included in the build unless a site-specific radon test were made that informed otherwise, for further information see [UKradon - Introduction](#)

**Noise**

A condition to limit construction working hours is requested in order to mitigate any noise disturbance from construction activities.

In summary, therefore, Environmental Health do not object to this proposed development and suggest 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.

- 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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