

From: Environmental Health
Sent: 29 June 2026 14:09
To: Development Control
Cc: Christie Burns
Subject: 4/26/2175/0F1 - GHYLL HOUSE FARM, EGREMONT

Conversion of existing hayloft and demolition and replacement of single storey building to form an extension to the existing dwelling house

Thank you for the above planning consultation.

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

Contaminated Land

The site is not marked on Council mapping as being potentially contaminated land as designated by Part IIA Environmental Protection Act 1990, and farm steads are not classed as brownfield land. Nevertheless, there can be accumulations of 'hotspot' contamination from pollution sources such as fuel oils, fertilisers, pesticides etc.

Planners may therefore wish to consider a general condition for unexpected contamination.

The indicative Radon Map UK shows that the site is within a 1km grid where there is low radon potential with less than 1% of homes being above the Action Level. Radon protection measures would not therefore be required in the development.

Foul drainage

Foul drainage appears to be directed to an existing septic tank.

It is advisable that surface water / rainwater is kept off the septic tank as this can have the effect of flushing the septic tank through during heavy rainfall.

Septic tanks should meet the Environment Agency's General Binding Rules for small sewage discharges in England, see:

[General binding rules: small sewage discharge to the ground - GOV.UK](#)

If the existing septic tank is discharging to surface water (such as a stream), it will not meet the General Binding Rules and should be replaced by either a package treatment plant or the owners should contact the Environment Agency about a permit to discharge to a water course.

Planners may wish to condition the foul drainage aspect of this proposed development.

Noise from construction works

The site appears detached and remote enough that the imposition of standard construction working hours may not be necessary.

In conclusion, therefore, Environmental Health do not object to this proposed development and offer the following possible conditions to any approval granted –

- 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.

- 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.

Regards

Environmental Health

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