

From: Environmental Health
Sent: 03 July 2026 15:40
To: Development Control
Cc: Christopher Harrison
Subject: 4/25/2110/0F1 - LAND AT PARKSIDE ROAD, CLEATOR MOOR

Erection of 95 dwellings with associated infrastructure

Thank you for the above planning consultation.

Environmental Health have considered the additional geotechnical information (Technical note by Geo Environmental Engineering, project ref: GEO2024-6221, dated 20.05.26). This document reinforces earlier advice that the development site is not impacted by pollution and underground workings from former iron ore mines that were sited to the north. The former iron ore mines are also noted on Council GIS mapping.

The situation with radon is more circumspect.

The Phase 2 Ground Investigation Report (ref: 2024-6139, dated 25.02.24) noted that a site-specific radon search had shown that areas of elevated radon potential encroached within the northern boundary of the development site and that full radon protection measures would be required to new dwellings along there.

However the report also added (p.17) that the Local Authority may require all properties to include radon protection measures as a precaution due to the high risk radon affected area falling within a potentially influencing zone (within 250m).

On this basis, Environmental Health (in its subsequent comments dated 24.09.25) had recommended full radon protection measures to be included in the site build.

The latest geotechnical note does not add any further clarification on radon protection to the above caveat, and advises that the LPA determines the extent of radon protection.

Environmental Health would therefore adopt a 'safety first' approach. We note that the central area of the site is likely to contain a band of sub-surface sand and unstable ground that may cause localised percolation of surface water, and are mindful that changes in the water table can alter soil gas pathways and allow short-term radon spikes, especially after heavy rainfall.

At present, therefore, we would maintain the stance that full radon protection measures should be provided throughout the build.

Regards

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

T. 0300 373 3730

cumberland.gov.uk



Health and wellbeing is
at the heart of everything we do

Our values



Ambitious



Collaborative



Compassionate



Empowering



Innovative