

From: Environmental Health
Sent: 07 July 2026 14:31
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2185/0F1 - POTTERY MEWS, COACH ROAD, WHITEHAVEN

Conversion of existing builders premises to form 3 residential apartments

Thank you for the above planning consultation.

Within its remit, Environmental Health has considered the following matters:

Contaminated Land

The site is not directly within, but is closely bounded by, land marked on Council mapping as being potentially contaminated land by virtue of its historical legacy as a former pottery works and an adjacent abattoir.

The proposed works would entail little, if any, groundworks however and therefore Environmental Health do not see this site as posing a high risk of contamination.

Planners may wish to impose a condition for unexpected contamination if the development is approved.

Radon

The indicative Radon Map UK shows that the site sits within a 1 km grid square of elevated radon potential, with a maximum radon potential of 5 – 10%.

This would indicate that basic radon protection measures should be included within the development.

Alternatively the applicant can conduct a definitive property search or carry out a 3 month radon test inside the property to determine the presence of radon at the site, see [UKradon - Introduction](#)

Building Regulations

At present the site's proposed change of use does not conform to Building Regulations standard on a number of issues and this is acknowledged in the submitted application.

Whilst this may be resolved as the proposal proceeds to a Building Regulations application, Environmental Health have some concerns over the sizes of units 3 and 4 in particular.

These are to be two single storey self-contained bedsit apartments.

There are no dimensions given in the planning application but all of the apartments must conform to minimum sizes laid out in the Nationally Described Space Standard –

[Minimum Space Standards for New Homes \[2026 Update\] - Urbanist Architecture - Small Architecture Company London](#)

Units 3 and 4 should have a minimum gross internal floor area and storage of 37 m² (with a shower room).

They should also conform to Building Regulations standard for ceiling height, be provided with space heating that the occupant can control, and have facilities for cooking.

We acknowledge that the intention of the application is to provide accommodation for visiting workers but there remains the future possibility that the apartments could end up on the open rental market, so the legal standards need to be reached within this planning application.

Further details on the apartments' dimensions and facilities would therefore be welcomed.

In other respects, if the development were to be granted, we would wish for standard construction working hours to be imposed so that nearby residents are not unduly disturbed during the construction phase.

Environmental Health therefore does not object in principal to this development providing it meets prescribed legal standards and offers 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

Environmental Health

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