

From: Environmental Health
Sent: 17 July 2026 14:19
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2193/PIP - BARFS SYKE, BARFS ROAD, DISTINGTON

Application for permission in principle for residential development

Thank you for the above planning consultation.

In reviewing this application, Environmental Health have primarily considered that the site sits within a larger envelope of land that is marked on Council GIS mapping as being potentially contaminated land as denoted by Part IIA Environmental Protection Act 1990.

This is due to its industrial legacy as a former car sales / garage workshop.

A brief walkover of the site showed occasional pieces of asbestos containing material (ACM), carbonised aggregate, evidence of fuel oil spillage, a disused septic tank and associated drainage, made ground of varying materials and a small pond of stagnant water in the north east corner of the site (historical OS maps show a former well and ditch on the site – the word ‘sike’ or ‘syke’ meaning a ditch or stream).

The site is also bounded to the immediate north by the former railway and embankments of the Cleator & Whitehaven Jnc Railway and the Whitehaven, Cleator & Egremont Railway.

The CL:AIRE Industry Profiles shows that potential pollutants could include organic compounds and persistent organic pollutants (POPs), inorganic chemicals, metals and semi metals, and per & polyfluoroalkyls (PFAS).

It is noted that the end use of the application site is residential with gardens.

Environmental Health would therefore not object in principle for this application to proceed but request that it be accompanied by a desk top phase one contaminated land study in order to (i) determine the extent, scale and nature of any contamination, (ii) assess the potential risks it may pose, and (iii) to appraise the remedial options and preferred option/s if necessary.

Regards

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