

From: Kevan Buck
Sent: 03 July 2024 17:47
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2209/0F1 - BARN 1 KILNMIRE FIELD, LADYHALL, MILLOM

Application to determine if prior approval is required for conversion of agricultural building into a dwelling (C3 Use)

Further to the above planning application.

There are no objections in principle to this development from Environmental Health.

In terms of the factors to determine if prior approval is required, Environmental Health would make the following comments:

- Noise - potential noise disturbance during the construction phase would be possible, though a standard condition to limit construction hours would be satisfactory.
- Contamination risks on the site – agricultural buildings can be associated with historical contamination from farming practices though there appears to be no visual evidence of such. A condition to advise on unexpected contamination could be applied.
The site lies within a 1km grid square where some parts are of elevated radon potential, following an update of the UK Radon Potential Map in December 2022 The maximum radon potential is 3- 5%. Basic radon protection should be incorporated in to the build.
- The design or external appearance of the building – it is noted that the existing steel portal frame is to be incorporated into the proposed conversion. A structural survey should be commissioned to determine the integrity of the steel frame, given possible sulfate problems associated with past agricultural buildings and the issues of corrosion to older steel frames, particularly on stanchions, floor supports, lintels and roofing components.
Steel frame buildings can also present a risk of cold bridging and condensation.

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