

Oliver Hoban

From: Kevan Buck
Sent: 27 April 2026 16:22
To: Christie Burns
Subject: 4/26/2075/0F1 - LAND ADJACENT TO SMITHFIELD ROAD, EGREMONT
Attachments: Desktop Study.pdf

Hi Christie

Following additional information received from the agent, Planners and Environmental Health have reviewed this case to date.

The above desk top study provided recently by the agent on ground conditions (4.4) states that the "site has historically been in benign use and is therefore considered to be at negligible risk of contamination".

This statement appears to be at odds with the amended (March 2026) Phase 1 Preliminary Geo Environmental Risk Assessment, ref 2026-917 Rev B from Waterway Drainage Engineering. It states, in its conclusions and recommendations (5.0) "there is the potential for several pollutant linkages to be active on completion of the development that could impact human health but we anticipate that basic mitigation could be used to manage the risk....mitigated by the use of typical measures such as a surface cover system, gas protection measures and 'barrier' water supply pipe".

Environmental Health, in its email response of 17.03.26, raised the following matters:

- The phase 1 report is updated to acknowledge the proximity of Gillfoot Iron Ore Pit No.4 and rail siding and that the conceptual site model is updated accordingly;
- Whether a clean cover system / no dig barrier should be installed in the soft landscaped back garden;
- If ground conditions (soil pH) may affect sub-surface pipes and services;
- If old iron ore mine workings influence the choice of foundations (we acknowledge that there has been much local development in the area since the iron ore pits closed however);
- A three month on-site radon test is carried out and details are provided to the Local Planning Authority;
- The above measures would be deemed to be remediation.

Since then, a site-specific radon search has been made and this confirmed that the site is at low risk of radon contamination and that no radon gas protection measures are required in the build. The Phase 1 report, however, still advises of follow up actions being required. Can the geo environmental engineer please state if the above concerns have been satisfied?

Regards

Kevan Buck

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