
From: Environmental Health
Sent: 24 July 2026 13:55
To: Development Control
Cc: Christie Burns
Subject: 4/26/2203/0F1 - QUEENS PARK, MILLOM

Residential development of 47 dwellings and associated external works

Thank you for the above planning consultation.

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

Contaminated Land

The site is not marked on Council GIS mapping as being potentially contaminated land as denoted by Part IIA Environmental Protection Act 1990.

However, the site was previously and most recently used for post-WW2 housing and there is shallow made ground present.

The documents 'Geo-Environmental Assessment (Parts 1 & 2)' and a 'Phase II Geo-Environmental Assessment' have been submitted in support of the application.

These are acceptable to Environmental Health and may be conditioned as approved documents.

A hotspot of soil contamination may have been identified on site and there remains the possibility of further incidents elsewhere on site, so a condition for unexpected contamination is requested.

It is recommended that a Remediation Strategy and Verification Report are also to be submitted to conclude this area of site preparation.

Radon protection measures are not required within the build.

Construction Environmental Management Plan

The Ecology team have requested a CEMP to be provided and we would support this proposal and further add that noise mitigation measures are included within the CEMP.

Standard construction working hours are also requested.

Foul Drainage

Current Council GIS mapping shows there to be a public combined sewer system of varying diameters serving the estate, which is largely to be retained and added to for disposal of foul effluent.

In conclusion, Environmental Health do not object to this proposed development and raise the following possible conditions to any approval that is granted:

- Land Affected by contamination – Implementation of Approved Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to condition suitable for the intended use by removing unacceptable risks to human health, property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation must be produced and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination both during the construction phase and to 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.

- 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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