

From: [Environmental Health](#)
To: [Development Control](#)
Cc: [Nick Hayhurst](#)
Subject: PLANNING APP 4/25/2299/0F1 - MILL FARM BARN, THE GREEN, MILLOM
Date: 22 September 2025 15:52:56

Conversion of existing barns into single four bedroom dwelling

Thank you for the above planning consultation.

This application is an amended re-submission of a previous application for two dwellings on the site.

As far as the Environmental Health remit is concerned, the broad details are very similar and, as such, our response is also.

Environmental Health would agree with the conclusion of the Phase 1 Land Contamination Risk Assessment and, as outlined in this report, a condition for the submission of a Remediation Scheme and Verification Plan are suggested.

In case of ground works encountering any contamination hotspots, a condition for unexpected contamination is also suggested.

Whilst the outline of the foul and surface water drainage strategies are acceptable, more work to define the specific details are required and a condition to formalise this is also suggested below.

In order to limit intrusion to local amenity during any construction works, a CEMP and the imposition of standard construction working hours are requested.

As such, Environmental Health would not object to this development and suggests that the following conditions are imposed on any approval:

- Site specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Land affected by contamination – Submission and Implementation of Remediation Scheme and Verification Plan

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing risks to human health, buildings and other property, and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of the measures of the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out

must be produced and be approved in writing by the Local Planning Authority.
Reason: To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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.

- 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.

- Drainage

Prior to the commencement of works details for the separate foul and surface water drainage systems shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any dwelling houses hereby approved.

Reason: To ensure a satisfactory standard of surface water and foul drainage.

- 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

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