

From: [Environmental Health](#)
To: [Development Control](#)
Subject: PLANNING APP 4/25/2325/0F1 - WOODEND MILL, WOODEND, EGREMONT
Date: 22 October 2025 16:00:46

Alterations, extension and renovations including change of use of attached building

-
Thank you for the above planning consultation.

Part of this site is shown as potentially contaminated land on Council mapping by virtue of the numerous iron ore mines and workings in the locality. The nearest was the former Longlands Iron Ore Pit No.6 which was sited immediately north of the mill. However the mill certainly pre-dates the various Longlands pits.

The 1867 OS Map shows Woodend Mill (corn) and a mill race between the mill buildings and the River Ehen before any iron ore mine workings appear.

There was intense industrial development, including a mineral railway and an aqueduct, being developed around the mill later, though the iron ore workings had ceased during the 1920s, and subsidence and flooding created the Longlands Lake that can be seen today.

Given that there was physical separation between the mill and the iron ore pits and associated infrastructure, Environmental Health would be satisfied with a condition for unexpected contamination.

However the developer should be aware of the possibility of made ground being encountered during ground works, and consider if it may impact on the choice of foundations and use of certain materials (concrete and underground services) in the build.

If there is any doubt, the advice of a geo environmental engineer should be sought.

Given the possibility of made ground being present, solid concrete floors in the build are recommended as a barrier to any soil-based contaminants.

The indicative Radon Map UK shows the site to be within a 1 km grid of elevated radon potential. The maximum radon potential is 10 – 30 % and full radon measures would be necessary in the build.

The application proposes to connect foul drainage to an existing septic tank.

If the septic tank discharges directly to water, it may not comply with the General Binding Rules and, in such a case, a package treatment plant may be required.

It would be helpful if the applicant can confirm where the septic tank is discharged to.

Environmental Health would not object to this proposed development and would suggest the following conditions to any approval that may be granted:

- 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

Environmental Health
Public Health & Protection | Cumberland Council
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

