
From: curtis.evans
Sent: 17 July 2026 11:53
To: Josie Scrimgour
Subject: 4/25/2110/0F1 - LAND AT PARKSIDE ROAD, CLEATOR MOOR - Radon Risk Assessment (Post-Planning Review)

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Dear Josie,

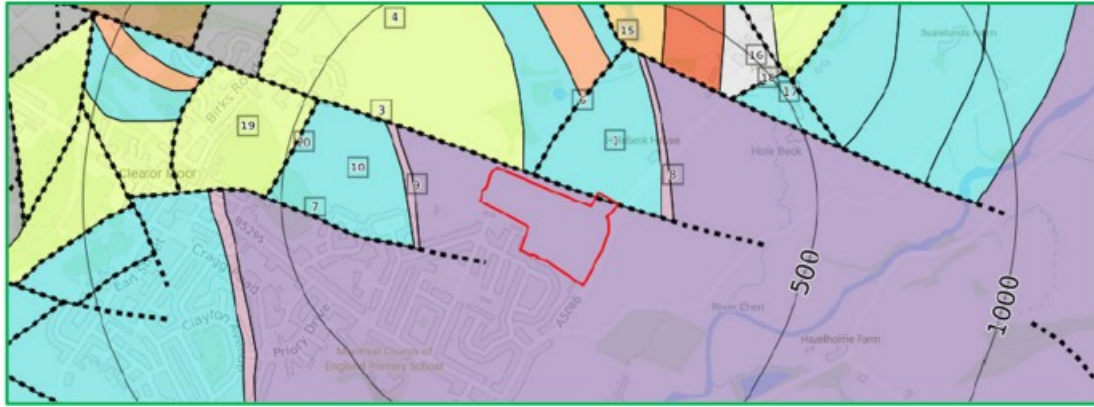
Many thanks for the correspondence relating to the Radon risk at the Parkside Road, Cleator Moor development site.

We welcome the detailed feedback from Environmental Health and fully acknowledge the LPA's safety-first approach to radon protection. We agree that radon is a matter requiring careful consideration, particularly where elevated radon potential has been identified along the northern boundary of the site. As noted in the Phase 2 Ground Investigation Report, those plots that directly intersect the 10–30% radon-affected zone will appropriately require **full** radon protection measures, and we support this conclusion. This is demonstrated in the below report extracts, which include the Solid Geological Map extract and the Radon Risk Map extract. It can be seen that the area of heightened radon risk mirrors the variations in natural solid geological deposits (e.g. bedrock).

At the same time, the wider evidence base indicates that the substantial majority of the development area lies within a zone where fewer than 1% of properties exceed the action level, as highlighted in the earlier DTS: "the majority of the site is not located within a Radon Affected Area as less than 1% of properties are above the action level." This means that most of the site does not fall within a high-risk category, and the underlying geology presents negligible ground-gas risk. On this basis, we respectfully suggest that **basic** radon protection represents a proportionate and technically robust response for the majority of plots, with **full** protection reserved for those areas confirmed to be within the higher-risk northern zone.

We appreciate the LPA's concern regarding potential short-term radon spikes associated with changes in groundwater conditions, and we recognise the importance of ensuring long-term resilience. However, these mechanisms do not elevate the entire site into a uniformly high-risk classification and are already accounted for within BR211's tiered protection framework. A blanket requirement for full protection would therefore exceed what is necessary to manage the evidenced risk profile.

Accordingly, while we support the LPA's overarching safety-first philosophy, we consider that a targeted approach—full protection where the site intersects the higher-risk radon zone, and basic protection elsewhere—offers a balanced, evidence-led and proportionate solution. We remain committed to working with Environmental Health and the LPA to agree the final extent of measures.



Solid Geological Map Extract



Radon Risk Map

Please call or email if you have any questions or queries.

Kind Regards

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