

From: Environmental Health
Sent: 23 July 2025 11:39
To: Development Control
Cc: Christopher Harrison
Subject: PLANNING APP 4/25/2097/0F1 - THE FLAXWORKS, MILL BUILDING 1, CLEATOR MILLS, CLEATOR

Full refurbishment of vacant industrial building to offices, including new windows and doors along with ancillary external works to service the building

Thank you for the above planning consultation.

Following the initial comments on this proposed development by Environmental Health of 11.04.25, further information has kindly been submitted by the applicants.

The following matters have therefore been considered:

- Contaminated land – a Phase 2 Ground Investigation Report dated June 2025, together with the Phase 1 Desk Top Study Report and additional information dated June 2025, has been submitted. Environmental Health are satisfied with its conclusions and recommendations and that these documents may subsequently be conditioned as approved documents. There is no requirement to submit a formal Remediation Scheme and Verification Plan to the Local Planning Authority as requested by Environmental Health and this condition can be withdrawn.
It is advised to retain the condition on unexpected contamination on any planning approval given the nature of the site.
- Construction Environmental Management Plan (CEMP) dated July 2025 – this document is acceptable to Environmental Health and can be conditioned as an approved document in any planning approval. Note that the site construction working hours are listed as 07.30 – 18.00 Monday to Friday and 07.30 – 13.00 Saturday, and differ slightly from those initially suggested by Environmental Health (see below).
- Artificial Lighting (external) – a light spill report and diagram was requested, together with a condition that the artificial lighting scheme met with the guidance of the Institute of Light Engineers on the reduction of obtrusive lighting. This remains outstanding.
- Site construction working hours – Environmental Health initially requested that the site working hours should be set at 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturday though slight divergence from this has been laid out in the CEMP above, and regularisation would be required in any planning approval.

Regards

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