

From: Environmental Health
Sent: 06 January 2026 15:39
To: Development Control
Cc: Heather Morrison
Subject: 4/25/2411/0F1 - PLOTS 9 & 12, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Full planning permission for the erection of 2 no. buildings for B2 General Industrial and Ancillary Office Use, comprising 6356 sqm GEA floor space, associated car parking, hard and soft landscaping, associated infrastructure and landscaping and biodiversity enhancements across the wider Leconfield Estate

Thank you for the above planning consultation.

The application has been accompanied by full and detailed supporting information submissions. As such, Environmental Health have no objections to this proposed development subject to the comments below.

Insofar as its remit is concerned, Environmental Health have considered in particular the Drainage Plan and Drainage Philosophy, RIBA Stage 4 Fire Strategy, Air Quality Assessment, Noise Assessment, Phase 1: Desk Study, and Phase 2: Site Investigation reports.

We are satisfied with these documents.

It should be noted that the large circular concrete structure referenced in the Noise Assessment is the mock chimney structure. Its use was agreed and extended on the site until 09 February 2026 (planning application ref. 4/24/2236/0B1). There have been no past complaints related to works on this structure and we would not expect the findings of the Noise Assessment to be adversely affected, even if the use of the mock chimney is extended for a further time period.

We would additionally ask that any construction phase works are limited to specified hours to mitigate possible impact on residential amenity from noise disturbance.

Beyond the recommendations made in the Phase 2: Site Investigation report, it may be prudent to include a general condition relating to unexpected contamination, given the complex make-up of the site's geo-environmental features.

Both the Phase 1 and Phase 2 reports also recommend that full radon protection measures are included in the build.

It is also noted that Natural England and the Ecology Team have requested a condition for the submission of a Construction Environmental Management Plan (CEMP). This is supported by Environmental Health also.

The following conditions are therefore suggested to any approval that is 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.

- 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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