

Oliver Hoban

From: Environmental Health
Sent: 06 March 2026 16:55
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2059/0F1 - FLORENCE ARTS CENTRE, FLORENCE MINE, EGREMONT

Renovation to the exterior of the building including new cladding / fenestration works, new entrance doors, windows, extension to rear, new access road / footpath, associated car parking and hard and soft landscaping

Thank you for the above planning consultation.
Environmental Health have considered the following matters:

Contaminated land

The site is marked on Council mapping as being potentially contaminated land due to its industrial legacy.

The application is accompanied by three separate reports on this – a Preliminary Risk Assessment (Phase 1 Desk Study), a Geo-environmental Appraisal (Phase 2 Assessment) and an Intrusive Ground Investigation Fieldworks Report.

Collectively, these confirm that the geo-environmental conditions of the site are more benign than may have initially been feared and that full remediation is not necessary.

It would be standard practice, nevertheless, to request a condition on any planning approval for unexpected contamination as a safeguard to encountering contamination during groundworks.

Foul drainage

A Drainage Strategy report has been submitted.

Whilst the provision for surface water dispersal is the responsibility of the LLFA, Environmental Health have considered the proposal to retain the current foul drainage septic tank arrangements, subject to the confirmation of their adequacy.

This may or may not be acceptable to current standards, and therefore a condition for foul drainage arrangements is requested.

Demolition / Construction works

A Construction Environmental Management Plan is requested, to include a demolition method statement, provisions for the control of noise and dust, and the setting of site construction working hours to limit noise disturbance to local residential amenity.

Artificial lighting (external)

There are no details provided regarding an external artificial lighting scheme.

The site is within a designated SSSI and therefore any lighting scheme should be sympathetic to the setting.

In conclusion, therefore, Environmental Health do not object to this application and request that the following conditions are considered:

- 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.

- External Artificial Lighting

Artificial external lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E2 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason: In order to safeguard the amenities of nearby residential occupiers and the area generally.

- Foul Drainage

Prior to the commencement of works details for the separate foul drainage system 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 house hereby approved.

Reason: To ensure a satisfactory standard of foul drainage.

- 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 include a demolition method statement and demonstrate the adoption and use of the best practicable means to reduce the effects of noise and dust during the construction phase.

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

- 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 08.30 – 18.00 and 08.00 – 13.00 on Saturday 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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