

Oliver Hoban

From: Environmental Health
Sent: 10 April 2026 12:20
To: Development Control
Cc: Heather Morrison
Subject: 4/26/2085/DOC - HIGHFIELD FARM, BIGRIGG

Discharge of conditions 6,10,11,12,14,15 and 16 of planning application 4/24/2334/0F1

Thank you for the above planning consultation.

In terms of condition 10 – Shadow Flicker Protocol Written Scheme:

We would like the following statement to be inserted in this document at p.4 (1) as an addendum to the existing – “Shadow flicker will generally be considered unacceptable where

- The video evidence and / or monitoring demonstrates exposure materially exceeding accepted thresholds; and
- The impact is intrusive, frequent and materially interferes with normal residential use of a habitable room or enjoyment of a residential property.

Both frequency and severity may be considered by the LPA, and not solely numerical exceedance of the shadow flicker thresholds”.

In terms of condition 15 – Construction Environmental Management Plan (CEMP):

Notwithstanding the comments from the Ecology Team (dated 26.03.26), from an Environmental Health perspective the CEMP is fine and this condition may be discharged on the further approval of the Ecology Team.

Regards

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