

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 01 June 2026 15:02  
**To:** Development Control  
**Cc:** Heather Morrison  
**Subject:** 4/26/2132/0F1 - FORMER SPIDA SITE, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Full planning permission for the erection of a new building primarily for general industrial, office and research and development (E (G)(I), (II) and (III), including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements

Thank you for the above planning consultation.

In terms of its remit, Environmental Health have considered the following matters:

### Contaminated Land

The Phase 1 Desk Study, Phase 2 Site Investigation and Draft Ground Gas Risk Assessment are accepted by Environmental Health and can be conditioned as approved documents.

The Environment Agency has suggested a condition for unexpected contamination in order to avoid water pollution. This reasoning could be broadened as noted below.

Note that full protection for radon is required in the build unless a site-specific check were made that informed otherwise, for further information see [UKradon - Introduction](#)

### Noise

The Noise Assessment is accepted by Environmental Health and can be conditioned as such.

The Ecology team has requested a Construction Environmental Management Plan (CEMP) and details to control excessive construction noise could be added to this.

Noise from works during the construction stage may also be addressed through a condition on construction working hours.

### Air Quality

The Air Quality Assessment is accepted by Environmental Health and can be conditioned as such, whilst the CEMP contains a request for details to control dust during the construction stage.

### Foul Drainage

There is an existing foul drain and sewer network on the industrial estate, which the proposed development will connect with, prior to joining the public sewer system off site.

As such, there are no objections to this proposed development from Environmental Health, and the following conditions are suggested:

- 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

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