

From: Environmental Health
Sent: 11 April 2025 16:03
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.

In terms of the remit of Environmental Health, there are no objections to this proposed development subject to the following comments.

This site has a long industrial history and is defined on Council mapping as being potentially contaminated land.

The Phase 1 Desk Top Study Report looks at this subject.

It is proposed that this development retains the existing concrete floor slab (dated from circa 1960s / 70s) and the phase 1 report concludes that there is a subsequent very / low risk to end users from ground contamination and a negligible risk from ground gas.

The contamination risk to ecology and controlled waters was also considered very / low.

Surface water soakaways may be provided as drainage to the development and, in recognition of the high sensitivity of the River Ehen, designated as a SSSI and SAC, further intrusive ground works and testing is recommended around the concrete slab.

As such, conditions on this are suggested below, together with a condition to provide for an unexpected contamination hotspot/s on the site that may be encountered during works.

It would also be prudent for a site-specific Construction Environmental Management Plan to be prepared and submitted if works were approved, so that impacts from surface water run-off, noise, vibration and dust emissions are addressed.

Environmental Health would also request the imposition of approved construction working hours to limit noise disturbance to residents.

External artificial lighting provision to the development should be sympathetic to the locality and not impact on residential amenity.

It would be helpful to provide a light spill (lux levels) model of the proposed external artificial lighting design to the development to demonstrate this.

The operating hours of the development are not laid out, and planners may wish to confirm and condition this given that residential dwellings are nearby.

The following conditions are therefore suggested:

- Land affected by contamination – Site Characterisation

No development shall take place until a phase 2 investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced.

The report of the findings must include a survey of the extent, scale and nature of any contamination, an assessment of the potential risks to human health, property, adjoining land, ground waters and surface waters, ecological systems and archaeological sites and ancient monuments, together with an appraisal of remedial options and proposal of the preferred option/s. Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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.

- Land affected by contamination – Submission of a Remediation Scheme and Verification Report

No development shall take place until a detailed remediation scheme to bring the site suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historic environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination both during the construction phase and 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.

- 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.

- 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 demonstrate the adoption and use of the best practicable means to reduce the effects of surface water run-off, noise, vibration and dust. The plan should include, but not be limited to:

- An asbestos survey of the existing building/s.
- A Demolition Method Statement.
- Control measures for the run-off of surface water from the site during construction works.
- Mitigation measures as defined in BS 5228 : Parts 1 and 2 : 2009 + A1 : 2014 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise from construction works.
- Control measures for dust and other airborne pollutants.

Reason: In the interests of the safety of site workers and to protect the amenities of surrounding occupiers during the construction of the development.

- Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light lux levels at neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority.

Artificial 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.

- 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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