

**From:** Environmental Health  
**Sent:** 05 February 2025 16:27  
**To:** Development Control  
**Cc:** Heather Morrison  
**Subject:** PLANNING APP 4/25/2007/0F1 - UNTI 1 (BRANNANS), LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Partial demolition of Unit 1 Brannans, Leconfield Industrial Estate

Thank you for the above planning consultation.

This site (and the entire industrial estate) is potentially contaminated land due to its historical use as an iron and steel works.

There have been several recent environmental appraisals on the ground conditions carried out elsewhere on the industrial estate to support other planning applications.

These have revealed that topsoil across the entire industrial estate is likely to be underlain by deposits of slag, fused slag and made ground to a depth of several metres. Some patches of natural ground was seen, and this was typically of a mixed granular clay deposition. Some perched groundwater was also seen in places.

These ground conditions could potentially affect this development.

Whilst most of the proposed works are above ground and will leave the concrete floor slab in place, it is proposed to cut the slab back and lay a French drain across a limited area, with a new gable wall and foundations also to be constructed.

The ground conditions are likely to require the use of sulphate-resistant concrete when in contact with made ground, whilst services using polyethylene and copper piping for instance should be avoided.

Environmental Health would caution against using a perforated French drain due to the possible ingress of contaminated leachate / groundwater off made ground being mobilised into the drainage system.

Ground conditions may also not be favourable for a soakaway for surface water drainage.

Environmental Health would prefer, if possible, for surface water drainage off the development to connect to existing site drainage, although the advice of the Environment Agency and LLFA would be helpful.

The confirmation of surface water drainage arrangements on the development is required however.

Environmental Health do not propose to formally request further ground contamination testing, given the limited scale of the ground works, though a condition for unexpected contamination is advised in case of visual / olfactory evidence of contamination during excavation being made.

Construction workers should be protected against dust ingestion and inhalation and dermal contact with made ground.

Waste soil material from made ground will certainly need WAC testing if it is to be disposed of away from site.

Environmental Health are satisfied with the supporting submitted documents on the proposed demolition and feel that nuisance to neighbours from excessive noise and vibration can be avoided provided that works are undertaken during standard construction working hours (pending health and safety concerns).

As such, Environmental Health would not object to this development and suggest the following conditions –

- 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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