

From: Environmental Health
Sent: 06 February 2025 11:36
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2429/0F1 - UNITS 10 / 14 BRIDGE END INDUSTRIAL ESTATE, EGREMONT

Proposed two storey link extension to connect existing units 10 and 14, including recladding of unit 10 and formation of new openings to units 10 and 14 and external works

Thank you for the above planning consultation.

There are no objections to this development from Environmental Health, subject to the following comments.

The site lies within a zone of influence of potential contamination from the historical infilling of disused railway cuttings during works to construct the A595 Egremont by pass trunk road in the early 1990s.

Given the limited scale of the proposed works on this development and its commercial end use, the overall risk of this contamination is seen as low however.

A condition for unexpected contamination may be imposed if any ground works are to take place on this development.

It is noted that the proposed hours of opening (07.00 – 17.00 Monday to Friday) are slightly longer than those currently (08.00 – 17.00 Monday to Friday). There are residential dwellings in proximity to the industrial estate but Environmental Health have not received any past complaints about noise from the current Thomas Graham & Sons Ltd premises.

Road traffic noise will be the dominant noise source during the early morning hours in any case and therefore Environmental Health would not object to the earlier start proposed.

Noise from the construction activities of the development may be confined to standard construction working hours, pending any health and safety concerns.

Any external lighting on site associated with the development should be appropriate to the locality.

The following conditions are therefore 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.

- Artificial Lighting (external)

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E3 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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