

To Whom It May Concern,

CGS Contractors and Celtic Turf are sending this letter to inform the reader of our intentions to develop a carbon-neutral, environmentally friendly new operating facility at Leswidden Common, St Just TR19 7RU on land owned by the businesses. The project is being run By Luke Declan McFadden who has been working on the projects environmental credentials to move the business forward and is aspiring to create the first carbon-neutral development for a construction company in the southwest.

The development is currently in the concept phase, with architects drawing up initial plans following consultations with a BREEAM advisor and M & E Engineer to ensure the designs are sustainable and efficient for the business' intentions. As such, this is a very different proposal from the previous application, and we will be under restrictions to comply with BREEAM to ensure we meet the accreditation yearly. The intention for the use of the new yard will be for storage of equipment, vehicles, machinery, a workshop for repairs to our own vehicles, a training room (which could be hired by locals for their own use) and office space for day to day running of the business. We will not be storing waste long term or creating a waste transfer station as this is uneconomical, any waste created by the business will be managed under a WAMITAB Licence overseen by the environment agency. At present we have no proposals to relocate our soil piles or the granite to the new yard as these will be used in the new development of Carnyorth.

We are working with architects to limit the impact on the existing natural landscape. This includes constructing the buildings using local materials including soil and stone, using the topography of the existing landscape to shield the scheme and situating the development behind an existing bund hiding the proposal from the roadside. We would like to inform you of the intended development, and we would like to work with you to ensure all comments are fully addressed and collaboratively worked on together to limit any adverse impacts the development may have on you.

The scheme is designed to be progressive, sustainable and incorporate the latest technologies to reduce both our carbon generation and noise impact from our prospective move and we aim to work with the nearby stakeholders to gain maximum benefit. The proposal will be self-sufficient powered by onsite renewable energy generation with free electric charging points for the local town allocated within our plans. We have currently undertaken extensive environmental surveys to incorporate ecology and natural habitat remediation within the proposal to complete in the environmentally sensitive area and enhance the surrounding moorland to benefit native species.

CGS contractors and Celtic Turf would like to actively reach out to you for any comments on the proposal moving forward and offer the chance to minimize any potential impacts which may affect you.

For further information on the development please feel free to get in touch by either emailing luke@cgscontractors.co.uk or contacting me on 07896537775 to discuss the proposal further. I am happy to engage in any conversations about the development or forward any conceptual plans which can indicate the components of the scheme.