

From: Chloe Wootton
Sent: 01 September 2023 11:47
To: Development Control
Subject: FW: Planning App 4/23/2221/0F1 - Conversion of Former Bus Depot to Charity Headquarters & Sound Wave Studio, Bransty Row, Whitehaven

From: Kevan Buck <[REDACTED]>
Sent: Friday, September 1, 2023 11:32 AM
To: Chloe Wootton <[REDACTED]>
Subject: Planning App 4/23/2221/0F1 - Conversion of Former Bus Depot to Charity Headquarters & Sound Wave Studio, Bransty Row, Whitehaven

Good afternoon Chloe

Further to the above planning application.

The Environmental Health team have no objections to the proposal subject to the suggested conditions noted below.

The site occupies the former bus depot and a dye works, and could be termed as being potentially contaminated land as designated by Part 2A Environmental Protection Act 1990. Previous ground investigation works and risk assessments of any contaminants found have been carried out prior to already completed recent redevelopment of part of the site. These documents are not specifically referenced in this application so it is advised that they are checked and written confirmation provided that their findings and recommendations are noted and are relevant to this application.

Given that the development is commercial and that hard tarmac / concrete surfaces will be in place throughout the site, the risk to the end users may not be high in any case.

The noise assessment is noted and no specific noise conditions are requested, though the recommendations of the noise assessment should be fully implemented. The hours of use of the facility would be suggested as a planning condition.

Measures to mitigate any noise / dust emissions during the demolition and construction works are also suggested.

The following conditions are therefore requested –

1. Prior to works commencing
 - A Demolition Method Statement, including an asbestos survey, shall be submitted to and approved in writing by the Local Planning Authority prior to any works starting.

Reason: In the interests of the amenities of the surrounding occupiers and of the safety of on-site workers.

2. Pre-occupation – works to be done and / or documents to be submitted and approved before occupation / commencement of the use

- 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 submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised to future users of the land and 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.

Demolition / Construction Works

- Noisy demolition and construction works, and deliveries and removal of plant, equipment, machinery and waste to and from the site, shall be carried out only between the following hours –
08.00 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours Saturday, and at no time on Sunday and Bank Holidays.
- Control measures for dust and other airborne pollutants must be implemented.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

3. General

Hours of Opening

- Hours of opening of the premises shall be restricted to the following times: Monday to Friday 09.00 – 22.00, Saturday 09.00 – 22.30, Sunday & Bank Holidays 10.00 – 17.00.

Reason: To safeguard the amenities of nearby business and residential occupiers.

External Lighting

- Any external artificial lighting on site 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 Notes for the Reduction of Obtrusive Lighting GN01/21.

Reason: To safeguard the amenities of nearby residential occupiers.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health
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