
From: Kevan Buck
Sent: 02 July 2024 14:13
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2208/0F1 - FORMER BRICK HOUSE BAKERY TO REAR OF 27 MARKET PLACE, EGREMONT

Follow Up Flag: Follow up
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Material change of use of garage and workshop to form conference / community facility and the demolition and replacement of an existing single storey extension and minor external alterations to the rear elevation to enlarge a window and door opening

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

The property is in a 1 km grid square where some parts are in bands of elevated radon potential, and 10 – 30 % of properties may exceed the Radon Action Level. The new extension may require full radon protection.

As a workplace, further information can be found at
<https://www.hse.gov.uk/radiation/ionising/radon.htm>

The proposed premises has a kitchen area, although there are no details of kitchen extract or other associated mechanical plant (refrigeration condenser units for example). Potential nuisance from noise and cooking odours should be considered if such plant is to be provided.

As a commercial kitchen, if food is to be sold, cooked, stored, handled, prepared or distributed, the premises will need to be registered with the Council as a food business and be subject to inspection through the food hygiene regime of the Food Safety Act 1990 and associated regulations.

Further information can be found at <https://register.food.gov.uk/new>

Likewise, if alcohol is to be sold or supplied at the premises or licensable activities undertaken, a Premises Licence (or Temporary Event Notice) under the Licensing Act 2003 would also be required from the Council.

The proposed hours of opening are not seen as excessive by Environmental Health although the hours and operations of any licensable activities could be further restricted in the above process.

If the development were to be approved, Environmental Health are mindful of potential disturbance from noise and dust during the demolition / construction phase, and nuisance from external lighting.

As such the following conditions are requested:

- Noise / Dust from Demolition / Construction Works

Following approval of the development, demolition / 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 Holidays.

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.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

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

- Artificial Lighting (External)

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason: To safeguard the amenities of nearby residential occupiers.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

