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**From:** Sarah Papaleo  
**Sent:** 24 April 2024 10:11  
**To:** Development Control  
**Subject:** FW: PLANNING APP 4/24/2106/0F1 - 4 TODHOLES ROAD, CLEATOR MOOR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

Can I please have this on the website as a consultation response? Thank you 😊

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

**Sarah Papaleo MRTPI**  
Senior Planning Officer  
Development Management  
Cumberland Council  
Tel

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**From:** Kevan Buck < >  
**Sent:** Tuesday, April 23, 2024 5:21 PM  
**To:** Sarah Papaleo >  
**Subject:** PLANNING APP 4/24/2106/0F1 - 4 TODHOLES ROAD, CLEATOR MOOR

Conversion of the existing dwelling house to form 3 apartments

Further to the above planning application.  
There is no objection to this development from Environmental Health, though several aspects are of interest.

Given the age of the building, it is likely that the dividing floors are of timber construction. The noise transmission between the 3 converted apartments is therefore of potential concern. Whilst Approved Document E of the Building Regulations 2010 provide the minimum standard for resistance to sound in a converted dwelling, a standard above this would be welcomed by Environmental Health and it may be useful to see the noise insulation measures laid out in a detailed scheme. An optional condition for this is laid out below.  
Noise / dust transmission from any construction works are also a concern and standard construction working hours and dust mitigation measures are requested.

Building Regulations should also oversee the fire protection measures in the conversion though, again, an optional condition is laid out below should planning approval be granted.

The following conditions are noted:

- Sound Insulation – submission of scheme and retention thereafter (optional)

No development shall take place until a detailed scheme of noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation shall be prepared by a suitably qualified person and shall take into account the provisions of BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason: In order to safeguard the amenities of residential occupiers, and the details are needed prior to the start of work so that measures can be incorporated into the build.

- Noise / Dust 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 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.

- Fire Safety Scheme – Submission of scheme and retention thereafter (optional)

No development shall take place until a detailed scheme of fire safety measures has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include, but not be limited to:

- Provision of fire doors and protected escape route;
- Provision of fire protection to structure (walls and ceilings);
- Emergency lighting system of protected escape route;
- Provision of fire escape windows in all habitable rooms of upper floor/s that are no higher than 4.5 m above the exterior ground level;
- A minimum ceiling height of 2.2 m of loft room/s;
- A linked fire alarm and detection system;
- A maintenance and testing programme.

The approved scheme shall be implemented prior to the commencement of the use and to be permanently retained thereafter.

Reason: In order to safeguard the amenity of occupiers and adjoining occupiers. Details are needed prior to the start of the work so that measures can be implemented into the build.

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

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