

Oliver Hoban

From: Christie Burns
Sent: 14 March 2024 11:16
To: Development Control
Subject: FW: PLANNING APP 4/24/2044/0F1 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW FOOD STORE, EAST ROAD, EGREMONT

Hi all,

Please can the below comments be put online for this application.

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,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck
Sent: Thursday, March 14, 2024 10:18 AM
To: Christie Burns
Subject: PLANNING APP 4/24/2044/0F1 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW FOOD STORE, EAST ROAD, EGREMONT

Afternoon Christie

Further to the above planning application.

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

The Air Quality Assessment is satisfactory. The Copeland area (and Egremont) enjoys good air quality on the whole.

The impact of dust and debris during the demolition / construction phase on local sensitive receptors is noted however, and should be addressed by dust suppression measures during the works.

The Demolition Method Statement is acceptable, though Environmental Health would request the provision of debris mesh netting to site Heras fencing to prevent the escape of any wind-blown debris on the site (such as lightweight insulation foam in cavity walls, ceiling voids etc).

Limiting noise disturbance during the construction works with the imposition of standard construction working hours is requested.

The site was formerly used as a garage and fuel service station and would be deemed as being potentially contaminated land.

The application includes several documents relating to ground investigation, and it is clear that further work on this is required.

Finally, it is noted that the Acoustic Report concluded that residential amenity should not be affected by the development, though Environmental Health is concerned about possible noise disturbance from night time deliveries in particular. It would be helpful if the applicants could clarify their intended delivery hours.

Accordingly, the following conditions are requested, should approval be granted for this application –

- Site Specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during the construction phase.

All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturday, 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 during the permitted hours detailed above unless otherwise agreed with the Council or Police (heavy loads).

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

- Land Affected by Contamination – Submission of Remediation Scheme

No development shall take place until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property and the natural and historical environment has been prepared, submitted to, and approved in writing by the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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 offsite receptors.

- Restriction on hours of Opening

No customers shall remain on the premises outside the hours of 08.00 – 22.00 Monday to Saturday and 10.00 – 16.00 Sunday and Bank Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

Advices

- Radon Protection

The site occupies land of elevated radon potential. Maximum radon potential is 10 – 30%. Full radon protection measures are required.

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

