

Christie Burns

From: Kevan Buck
Sent: 13 May 2024 15:44
To: Christie Burns
Subject: RE: PLANNING APP 4/23/2174/0F1 - 10 / 11 SOUTH PARADE, SEASCALE

You can condition hours of opening / operation as appropriate.

Otherwise it is largely down to how the premises are run / develop.
There will be a Premises Licence for the establishment, and there are the statutory nuisance provisions of EPA 1990 as potential means of redress in the event of problems.

From: Christie Burns
Sent: 13 May 2024 14:53
To: Kevan Buck
Subject: RE: PLANNING APP 4/23/2174/0F1 - 10 / 11 SOUTH PARADE, SEASCALE

Hi Kevan,

Thanks for these comments.

Do you want to suggest any conditions for the 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: Monday, May 13, 2024 2:21 PM
To: Christie Burns
Subject: RE: PLANNING APP 4/23/2174/0F1 - 10 / 11 SOUTH PARADE, SEASCALE

Afternoon Christie

As laid out in the Environmental Health response dated 11.04.24, the noise from the kitchen extract is likely to be above WHO Guidance for Community Noise levels for the outside yard and inside living area of the nearest noise sensitive dwelling when the extract is running at full power. These respective noise levels are 16 hours averages and are used in this instance as an indication of how residents may be impacted.

The average noise levels from the kitchen extract can be reduced by a limitation on the hours that the extract plant may run or through the operator turning the fan speed down sufficiently through the working day when demand is reduced.

The applicant's current bakery in Seascale operates without any kitchen extract and if the proposed early mornings (07.00 – 09.30 or similar) of the new bakery could do likewise, it would help considerably.

The agent's response has addressed potential operational noise issues with the development.

Potential problems from odour nuisance are largely down to the type of food that is produced in the kitchen, given that the building's layout is a major constriction on the kitchen extract design (low level extract termination).

In summary, there is some minor loss of amenity likely to residents, partly as a result of building constraints.

The nature of the development proposal has become more intensive over the course of this planning application and how its future operation is managed will further influence any potential loss of amenity due to noise and / or odour.

Environmental Health do not wish to object to the application however, and would respond using statutory nuisance legal powers should subsequent problems arise.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

