Oliver Hoban

From: Kevan Buck
Sent: 28 May 2024 11:21
To: Christie Burns
Cc: Development Control
Subject: PLANNING APP 4/24/2138/0F1 - 25 MARKET PLACE, EGREMONT

<u>Prior approval for a change of use from commercial to commercial at ground floor with residential above</u>

There are no objections in principle from Environmental Health to this proposal, subject to the following comments.

A recent site visit confirmed that the roof of the property has been renovated so that new concrete tiles have replaced the old slates that were in poor condition.
The principle concern with the development would be fire safety concerns, so that adequate fire protection is afforded to the occupant/s of the residential element of the building. These requirements would be addressed through the Building Regulations procedures.
It would be helpful if the applicant could confirm If the proposed residential development is as a single apartment or a HMO?

Other than this, noise from any construction works (should the development be approved) may also be a consideration.
As such, the following condition is requested:

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

Regards

Kevan Buck
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