

From: Environmental Health
Sent: 25 June 2025 15:56
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2183/0F1 - WHARTONS GARAGE, 1 DUKE STREET, MILLOM

Proposed introduction of four electric vehicle charging bays (2 chargers) and associated external works

Thank you for the above planning consultation.

Environmental Health are supportive, in principle, to this development as there is a clear need for more EV public charging points in the district.

It is noted that the chargers have a noise rating of (less than) 65 dba, so it is possible that noise disturbance could be caused to nearby dwellings during quieter and night time hours given that its proposed use is on a 24 hours basis. The site does have boundary walls partially around it, which would provide some acoustic protection, particularly to the rear of terraced dwellings on St Georges Road. The boundary wall facing Duke Street is much lower however, with the nearest noise-sensitive receptor dwelling being about 10m away from the charging points.

It is estimated that the maximum noise outside the nearest NSR would be 45 dba. This level would be in line with the 'Guidelines for Community Noise' 1999 set by the World Health Organisation.

If noise were to become an issue, the statutory nuisance provisions of the Environmental Protection Act 1990 would provide means of redress in any case.

Council mapping shows that the site sits immediately adjacent (though not inclusive) to land designated as being potentially contaminated as defined by Part 2A Environmental Protection Act 1990. This is due to the use of that land as a garage / petrol station, where fuel and vehicle fluid spills may have occurred in the past.

Given the nature of the development and its end use, the potential for contamination is seen as low however. Planners may wish to include a condition for unexpected contamination in the event that any localised 'hotspot' of contamination is encountered during ground works.

Council mapping also shows that a 225mm public sewer passes under part of this site and comments from United Utilities on this may be appropriate.

As the development is proposed to be usable at night time, if any artificial external lighting is to be provided it should be sensitive to the amenity of nearby dwellings that overlook the site, though there is street lighting providing some ambient artificial light on Duke Street.

Environmental Health has no objections to this development and suggests the following conditions if planning approval is granted:

- Land affected by contamination – Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.
Reason: To ensure that risks from land contamination 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 off site receptors.

- Artificial Lighting (external)

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E3 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason: In order to safeguard the amenities of nearby residential occupiers.

Regards

Environmental Health

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