

From: Environmental Health
Sent: 19 December 2025 16:11
To: Development Control
Cc: Sarah Papaleo
Subject: 4/25/2401/0F1 - 51 ROPER STREET / 14 COATES LANE, WHOTEHAVEN

Conversion of upper floors to create 3 no. new flats, including associated alterations

Thank you for the above planning consultation.

In terms of its remit, Environmental Health has considered the following matters.

Radon

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, where the maximum radon potential is 10 – 30 %. This would indicate that radon protection measures should be designed in to the build. Whilst radon comes from the ground and can concentrate in lower levels of buildings like basements and ground floors, it can travel up through building structures and openings (service ducts etc) and affect upper floors. Mitigation can be improved ventilation (passive or positive) and, as an older property, it may be that the relatively poor thermal insulation performance of the upper floors (open fire places, older single glazed sash windows) provide passive ventilation against radon concentration in any case.

However, Environmental Health would recommend that the upper floors are tested (over a continual 3 months period) for radon gas prior to works, for further information see:

<https://www.ukradon.org/>

Noise

The ground floor commercial unit is currently empty, and the application advises that this unit is in planning Class E.

Environmental Health are mindful of potential future noise transmission from the commercial unit to the residential flats above.

At present, we are content that the provisions in Part E of the Building Regulations for noise insulation will suffice.

It should be noted, however, that when the ground floor commercial unit is brought back in to use, the provisions of s79 Environmental Protection Act 1990 on statutory noise nuisance can apply if noise transmission between the floors becomes problematic.

Fire Safety and Means of Escape

We have concerns about potential entrapment in bedroom 2 of flat 3 at loft level. The door entrance is to, and through, a kitchen to the internal stairway escape. The only other means of escape is a very small split-opening window in bedroom 2 which appears to be more than 4.5 m above ground level.

Can the applicants please confirm is this bedroom design will meet statutory safety requirements for means of escape from a second floor residential bedroom?

Pending the above issues on radon testing and means of escape being met, Environmental Health would not object to this development and request that any construction works are carried out in standard hours:

- 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 Holiday.

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

Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

