

Oliver Hoban

From: Environmental Health
Sent: 04 March 2026 13:03
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2032/0F1 - 5 & 6 HIGH STREET, CLEATOR MOOR

Conversion of former public house to a flexible use under Class V of the Permitted Development Order (2015) for use Class C1 Hotel and for use as a Sui Generis HMO

Thank you for the above planning consultation.

This empty property has experienced much ASB in recent years and its current poor condition is an eyesore to the town centre.

In that regard, the proposal to bring the property back into use is welcomed.

Radon

The indicative Radon Map UK shows the site is within a 1 km grid square of elevated radon potential with a maximum radon potential of 10 – 30% unless a site-specific radon test showed otherwise. As such, full radon protection measures should be built in to the conversion.

Mandatory HMO Licensing

The HMO would need to be licensed with the Council and its design should meet national and local guidance.

Further information may be obtained from the Councils Private Housing Team.

Noise

The property is of Victorian age and design and the proposed use is an intensive change to the building.

Noise insulation to the occupants is a concern given the property's age and construction.

Whilst the Building Regulations provide for a *minimum* standard of noise insulation, Environmental Health are of the opinion that an improved standard is required in this instance so that the amenity of the occupants is protected to a reasonable degree.

A condition on this is given below.

If the application were to be approved, a limit on the construction working hours is also requested.

In summary, therefore, Environmental Health do not object to this development and request that the following conditions are considered:

- Sound insulation – Submission of scheme and retention thereafter

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation. The scheme shall demonstrate that the following criteria will be achieved:

Minimum airborne sound insulation (walls and floors between each dwelling) – 56 dB DnT, w
Impact Sound transmission (between floors) – 56 db L'nt, w

Reason: In order to safeguard the amenities of the occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build.

- 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

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