

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 05 March 2026 15:57  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/26/2044/0F1 - RED LION HOTEL, 2 MARKET PLACE, EGREMONT

Refurbishment and extension of existing two storey building for community use, creation of new public realm, construction of new single storey building for commercial and community uses

Thank you for the above planning consultation.

There are no objections to this proposed development from Environmental Health.  
We would comment on the following:

### Contaminated land

The site is not mapped as being potentially contaminated land.

A Factual Ground Investigation Report has been submitted in support of this application and it returned no unexpected or adverse findings.

### Drainage

There is a combined public sewer to hand.

It is noted that there are numerous trees proposed to be planted around the public realm space.

The developer should be aware of possible future tree root ingress to any nearby drainage system, and consider a mindful planting regime and / or the use of root barriers between trees and drainage systems.

### Construction Environmental Management Plan (CEMP)

The Ecology Team has suggested a condition for a CEMP prior to any works starting and Environmental Health would support this request.

We would also request that construction works are limited to agreed hours.

### Artificial Lighting (External)

A sensitive artificial external lighting scheme is referenced in the submission though no specific details are given.

This could be conditioned, given that the site is also within the Egremont Conservation Area.

The following conditions and advice are therefore suggested:

- 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 adjoining residential occupiers.

- 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.

Informatives:

- The development may require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council.
- The premises will need to register as a food business operator. This can be done from the following link - <https://register.food.gov.uk/new>
- Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council

Regards

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