

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 26 March 2026 15:06  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/26/2066/0F1 - 80 MAIN STREET, EGREMONT

### Proposed change of use from C3 dwelling house to 2 apartments

Thank you for the above planning consultation.

Environmental Health have considered the following matters in relation to this application:

#### Noise

The property is of Victorian age and construction, built before noise insulation standards were introduced in to the modern Building Regulations regime. Environmental Health are therefore mindful of likely noise transmission through the adjoining floor between the two proposed apartments (ground and first floor).

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.

#### Drainage

The applicant should note that a 225mm public combined sewer is shown on Council mapping to run under the rear external yard of the property.

If the rear yard is to be redeveloped, access to the public sewer should be retained and liaison with United Utilities may be required.

#### Radon

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, with a maximum potential of 10 – 30%. This would indicate that full radon protection measures should be included within the conversion.

Alternatively the applicant can conduct a definitive property search or carry out a 3 month radon test inside the property to determine the presence of radon inside the property, see [UKradon - Introduction](#)

#### Fire Safety

The conversion should ensure compliance with Building Regulations for fire separation, fire detection and safety.

In conclusion, Environmental Health do not object to this development and request that the following conditions are considered if approval is granted –

- 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 residential accommodation. In addition to mandatory Building Regulations standards on noise insulation, the scheme shall demonstrate that the following criteria will be achieved between the floor of the first floor flat and the flat below on the ground level:

Minimum airborne sound insulation (between floor of each respective flat) – 56 dB DnT, w

Impact sound transmission (between floor of each respective flat) – 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 the measures can be included 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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