

## Oliver Hoban

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**From:** Environmental Health  
**Sent:** 17 April 2026 11:09  
**To:** Development Control  
**Cc:** Christie Burns  
**Subject:** 4/26/2097/0F1 14-15 MARKET PLACE, EGREMONT

Repurpose the disused garden at the rear of 14 – 15 Market Place into staff parking, with one disabled space, two EV spaces, LED lighting and standard car parking spaces to accommodate our current staffing levels

Thank you for the above planning consultation.  
Environmental Health have considered the following matters in this application:

### Drainage

The development does not encroach over mapped public sewers but it is possible that there are localised private drains at the rear of the properties concerned. The developers should check the route of these drains and ensure that they are unaffected by the proposed ground works.

### Noise

There can be tonal noise emission from EV charging points but we do not expect that this will unduly affect residential amenity at this location.

If the application were to be approved, Planners may wish to condition the times of the construction works to protect local amenity, subject to highway safety concerns.

### External artificial lighting

It is proposed to use LED lighting on the development. As this may potentially affect residential amenity, and given that the site is within the Egremont Conservation Area, a condition to control the lighting scheme is suggested below.

In summary, Environmental Health do not object to this development and offer the following conditions to any approval granted:

- External Artificial Lighting

Artificial external 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 and the area generally.

- 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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