

From: Kevan Buck
Sent: 27 June 2024 11:09
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2202/0F1 - 70A MAIN STREET, EGREMONT

Change of use from ground floor retail and first floor residential (Class E and C3) to form a short term let / holiday cottage (Class C3) and external alterations involving the replacement of existing windows and doors, the installation of roof lights and the widening of an existing door opening on the rear elevation and the demolition of a chimney.

Further to the above planning application.

There are no objections to this proposal from Environmental Health, subject to the following comments.

The property lies within a 1km grid square of which some parts have elevated radon potential. Full radon protection should therefore be built into the development.

If the development is approved, Environmental Health are also conscious of possible noise disturbance, during the construction phase and from holiday guests in the cottage.

The following conditions are therefore requested:

- Noise / Dust 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 Holidays.

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.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Noise Management Plan

No building or use hereby permitted shall be occupied or the use commenced until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include undertakings and procedures for:

- (i) The name/s of an (on-site) supervisor/s responsible for the behaviour of guests and for liaison with local residents and this Council;
- (ii) The control and use of outside areas;
- (iii) The control of noise breakout from within the building;
- (iv) Access and egress to and from the property by guests including arrangements for vehicle parking;
- (v) Recording of complaints and response to those complaints;
- (vi) The annual review of the Noise Management Plan and, if necessary, the submission and approval in writing by the Local Planning Authority of any revised Noise Management Plan;
- (vii) Any other matters that are reasonably required by the Local Planning Authority.

Reason: To safeguard the amenity of nearby residents and the area generally.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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