

From: Kevan Buck
Sent: 08 August 2024 12:38
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2185/0R1 - ROTHERSYKE HOUSE, EGREMONT

Application for reserved matters relating to appearance, scale and landscaping pursuant to outline application 4/22/2294/0O1 – Outline application for siting of 3 no. holiday accommodation pods / units including approval of site layout, access, parking and scale (no. of units only) with all other matters reserved.

There are no objections to this proposal from Environmental Health though the following comments and advice are offered:

Soft Landscape Plan – it is noted that there is a conditioned requirement for the protection of trees on the site, and the proposed appearance of the site is one which encompasses the generous provision of vegetation and grassed areas. The proprietors should, however, be aware of fire risk and spread. The site would be required to produce a Fire Risk Assessment, under provisions of the Regulatory Reform (Fire Safety) Order 2005, and this would need to take into account the soft landscaping and its maintenance.

Hard Landscape Plan – the width of the site vehicular entrance should be, if possible, a minimum of 3.1 metres wide and have a minimum height clearance of 3.7m to allow for the safe access / egress of the site by emergency services vehicles.
Footpaths should be not less than 0.9 metres wide where practicable.
The provision of a barbeque area and fire pit would also need to be included in the Fire Risk Assessment.

Site plan – in order to minimise fire spread, the spacing of the three pod units should be not less than 6 metres apart. It is noted that the pod units are ex-shipping containers of steel construction though they will contain fixtures and fittings that would potentially be combustible.
This spacing requirement may be reduced to 5.25 metres if Class 1 fire rated external cladding material is added to the pod units.
Any external structure including steps, ramps and decking that are added to the pod units which extends more than 1 metre into the separation distance between the pod units should be of non-combustible construction.
The pod units should be at least 2 metres from any road and 3 metres from the boundary hedges where practicable.
Every pod unit should stand on a concrete base or hard standing.

The above advice is taken from the camping and caravan model standards, and provides the 'ideal' standard for a licenced holiday site such as this.
Compliance should be achieved where it is practically possible to do so, though if it is not, such a situation should be accounted for within the site's Fire Risk Assessment.

Regards

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Environmental Health Officer - Environmental Health

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