

From: Environmental Health
Sent: 12 November 2024 15:12
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/24/2350/0F1 - 53-54 HIGH STREET, CLEATOR MOOR

New shopfront, extract ducts, air conditioning condenser units

Thank you for the above consultation.

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

The proposed opening hours of the store are not shown on the application. Presumably the opening hours of the current Cleator Moor Greggs store are to be continued.

In terms of possible noise disturbance, there is a flat above part of the ground floor shop though this appears not be registered for Council Tax and is not in habitation. There are other nearby residential dwellings at the rear of the store, and night time noise from the air conditioning condensers could be a concern.

Standard construction working hours are requested during the construction phase.

A generic Odour Impact Assessment has also been submitted.

Given that all the Greggs stores are of a similar design, use standard plant equipment and offer a standard food menu, this is considered acceptable. The nearest odour-sensitive premises is less than 5 metres away from the new store.

There have been no complaints lodged with Environmental Health about odour or noise associated with any of the Greggs stores in the district to date.

The following conditions are therefore suggested:

- Noise from plant and equipment (optional)

The rating level of any plant and equipment of this development shall not exceed noise rating curve NR30 as measured inside the nearest noise sensitive premises. The noise rating curve should be measured and assessed against a 15 minutes linear LEQ at the octave band centre frequencies 31.5 Hz – 8 KHz.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

- Cooking Odour from the development

The approved carbon filtration odour mitigation measures on the cooking extract plant at the development shall be installed in accordance with the approved details and shall be operational before the use commences. The measures shall be maintained operational for the lifetime of the development.

Reason: To safeguard the amenity of nearby premises 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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