

Joy F. Bain

From: Environmental Health
Sent: 09 September 2026 15:55
To: Development Control
Cc: Christie Burns
Subject: 4/26/2270/0F1 - 25 MAIN STREET, EGREMONT

Change of use of the existing ground floor premises from its previous use as a public house / restaurant (Class E) to a health and wellbeing hub (Sui Generis) and the refurbishment and alteration of exterior of building including the replacement of ground floor window on front elevation, installation of patio doors on rear elevation and creation of external garden including new boundary treatment

Thank you for the above planning consultation.

There are no objections to this proposed development from Environmental Health.

The proposed hours are seen as reasonable, and may be conditioned as such.

Images of the proposed rear garden show external lighting provided.

This appears to be sensitive down lighting but planners may wish to condition the provision of external artificial lighting.

Preparatory works for the property conversion have started; if there are further construction works required the hours of construction could also be conditioned if necessary.

Can you please confirm if the flat/s on the upper floors are in separate ownership and if they are in occupation as a dwelling?

In terms of conditions, Environmental Health would suggest the following:

- 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.

- Hours of Operation

The use of the site shall not be carried out outside the hours of 09.00 to 18.00 Monday to Friday and on Saturday 09.00 to 16.00.

Reason: To safeguard the residential amenity of nearby occupiers.

Regards

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Health and wellbeing is
at the heart of everything we do

Our values



Ambitious



Collaborative



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Empowering



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