

Demolition of existing dilapidated dwelling and new build replacement

Thank you for the above planning consultation.

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

We would, however, comment further:

Foul drainage

It is proposed that the new dwelling's foul drainage shall connect to the public sewer system.

Our GIS mapping does not show a public foul / combined sewer system immediately nearby.

Is the local sewer system therefore private and at what point does it become adopted?

Can a plan of the local sewer system be provided?

We note that United Utilities have not objected to this proposal though have requested a condition that includes foul drainage plans.

Mains drinking water

Likewise, plans do not show an adopted drinking water main serving the property, other than the water main on the approach road down to the beach bungalows.

Is the drinking water main to the proposed property therefore private from this point on also?

Construction noise and activity

In order to mitigate any noise, dust etc from construction and demolition works, we would ask that a Construction Environmental Management Plan (CEMP) is provided and that construction working hours are agreed.

External Artificial Lighting

Given that the site is rural in nature and in close proximity to a designated Marine Conservation Zone, planners may wish to consider if a condition on external artificial lighting may be required in any approval granted.

The following conditions are therefore suggested:

- Site specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.

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

- 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

- 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 E2 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.

Regards

Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks,

Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk



Health and wellbeing is
at the heart of everything we do

Our values



Ambitious



Collaborative



Compassionate



Empowering



Innovative