


Environmental Health Consultation Response		Officer	Hannah Kent
Detail: Demolition of existing buildings and erection of a care home		Flare SRU:	048232
Address:	Pendle Mill Pendle Road Clitheroe Lancashire BB7 1JQ		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	3/2022/0632	Case Officer: Ms Kathryn Hughes	
Response Ref:	3/2022/0632/ENV/01	Issue Date: 2 August 2022	

General Comments/Observations	
1.1	I have reviewed the above application along with the accompanying contaminated land assessment and respond as follows:
1.2	The accompanying Phase 1 - Preliminary Risk Assessment Land at Pendle Mill, Pendle Road, Clitheroe Report Ref BEK-22051-1 (Rev A), April 2022 confirms that the former activities on site could have resulted in contamination of the ground at the site.
1.3	The proximity of the site will result in disturbance to neighbouring residential dwellings during the site investigation, demolition and construction phases. It is also possible that any air conditioning units or air source heat technologies may also result in noise disturbance to neighbouring dwellings
1.4	It has long been recognised that air pollution harms health. The land-use planning and development control system has an important role to play in driving forwards improvements in local air quality, minimising exposure to pollution, and to improving the health and well-being of the population.
Suggestions/Mitigation	
2.1	Risks have been identified to human health and property (including services) and surface water quality. Site investigation is required to determine shallow ground conditions and quantify the potential risks identified.
2.2	Site investigation will enable assessment of ground conditions to provide recommendations for foundation design.
2.3	A construction environmental management plan will determine the necessary measures required to prevent disturbance to the neighbouring residential dwellings.
2.4	Any noise sources at the development such as air conditioning/air source heat technologies should also be assessed, and any suggested mitigation measures can be implemented to prevent disturbance to the neighbouring residential dwellings.
2.5	In order to meet the governments net zero targets, improve air quality, reduce exposure to air pollution and ensure that the UK's charging infrastructure network is reliable, accessible, and meets the demands of all motorists, dedicated facilities should be provided for charging electric vehicles and other ultra-low emission vehicles.

Conclusions/Suggested Conditions

2.6 The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice.

2.7 Should you be minded to approve the application, notwithstanding other considerations, I would suggest that the following conditions be attached should you feel they are relevant and justified:

- **Condition 01 – Demolition Asbestos Survey**

The existing mill building on site shall be subject to an asbestos survey and any asbestos should be removed prior to demolition and clearance.

Reason: Due to the age of the buildings on site, it is likely that asbestos is present within the buildings.

- **Condition 02 - Submission of a Phase 2 Intrusive Site Investigation Report**

A Phase II Intrusive Site Investigation and Report shall be undertaken by a suitably competent person and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with paragraph nos. 178 and 179 of the National Planning Policy Framework

- **Condition 03 - Submission of Remediation Strategy**

Groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance paragraph nos. 178 and 179 of the National Planning Policy Framework

- **Condition 04 - Submission Implementation of the Remediation Strategy**

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 3. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance paragraph nos. 178 and 179 of the National Planning Policy Framework

- **Condition 05 - Submission of Validation Report**

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance paragraph nos. 178 and 179 of the National Planning Policy Framework.

- **Condition 06 - Electric Vehicle Charging Points**

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing

by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of the development.

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives Chapters 2, 9 and 15 of the National Planning Policy Framework.

Electric Vehicle Charging Points – Footnote

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
 - For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be acceptable.
 - The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
 - The installation must comply with all applicable electrical requirements in force at the time of installation.
- **Condition 07 - Construction Environmental Management Plan**

Prior to any development commencing a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities.
- Artificial lighting used in connection with all construction related activities and security of the construction site.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: Due to the proximity of the site to neighbouring residential dwellings in order to safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF.

	Officer:	Hannah Kent
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