


<b>Environmental Health Consultation Response</b>		<b>Officer</b>	<b>Angela Smith</b>
<b>Detail: Proposed conversion, extension and alterations to upper floors to create seven residential apartments. Rear extension to ground floor unit.</b>		<b>Flare SRU:</b>	<b>047069</b>
<b>Address:</b>	<b>1-7 George Street Whalley Clitheroe Lancashire BB7 9TH</b>		 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>	3/2021/1004	<b>Case Officer:</b> Mr Adam Birkett	
<b>Response Ref:</b>	3/2021/1004/ENV/01	<b>Issue Date:</b> 18 January 2022	

<b>General Comments/Observations</b>	
<p><b>1.1</b> The proposed residential development is on the upper floors of an existing building. There is a range of existing commercial uses on the ground floor including a café, a bistro/wine bar and a small supermarket. These and other commercial uses in the vicinity may impact on the proposed development due to noise and/or odours, for example noise from early morning or evening deliveries, plant noise, noise from sound systems or customers and cooking odours.</p> <p><b>1.2</b> In addition, plant such as air conditioning units, is proposed as part of the development.</p> <p><b>1.3</b> There is potential for existing uses in the vicinity, as well as plant to be installed as part of the proposed development, to be detrimental to the amenity of occupants of the proposed development. Information will need to be provided to the Local Planning Authority to demonstrate how the amenity of future residents of the development will be protected, particularly with respect to noise and cooking odours.</p>	
<b>Conclusions/Suggested Conditions</b>	
<p><b>1.4</b> 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:</p> <ul style="list-style-type: none"> <li>• <b>Condition 1</b> Before the application can be determined, details of an assessment of all significant noise sources likely to affect the proposed development, shall be carried out by a suitably competent person and be submitted in writing to the Local Planning Authority. The noise report shall: <ul style="list-style-type: none"> <li>a) Determine the existing noise climate including from existing commercial premises and from plant noise forming part of the development</li> <li>b) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development (day-time)</li> <li>c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the proposed dwellings. If the noise attenuation measures include windows being kept closed, then details of alternative ventilation over background ventilation will be required.</li> </ul> </li> </ul> <p>This assessment shall demonstrate that the following standards are met at within the proposed development.</p>	

L<sub>Aeq</sub> 50-55dB 16 hours – outside living areas (for example balconies where appropriate)  
L<sub>Aeq</sub> 35dB 16 hours – indoors daytime (08.00-23.00)  
L<sub>Aeq</sub> 30dB 8 hours – indoors night-time (23.00-07.00)  
L<sub>AFmax</sub> 45dB 8 hours – indoors night-time (23.00-07.00)  
L<sub>AFmax</sub> 45dB 4 hours – indoors evening (19.00-23.00)\*

\* The evening standard L<sub>AFmax</sub> will only apply where the existing evening L<sub>AFmax</sub> significantly exceeds the L<sub>Aeq</sub> and the maximum levels reached regular occur, for example several times per hour.

The assessment shall be carried out for the most sensitive hours. It is recommended that the methodology for any assessment be submitted in writing to the Environmental Health Service prior to any assessment taking place.

If levels predicted in the report are unacceptable, it may be necessary to refuse the application. Otherwise, it may be necessary to specify attenuation measures as conditions of consent.

- **Condition 2**

Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the agreed noise report shall be completed; and written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

If it cannot be demonstrated that the noise levels specified in the agreed noise report have been achieved, then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

- **Condition 3**

An assessment will be provided of the sources of potential odour that might be detrimental to the amenity of future occupants of the proposed development, in particular from activities in nearby commercial properties from cooking and extract ventilation systems.

The assessment will detail the odour sources and demonstrate how the amenity of future occupants of the proposed development will be protected from these odour sources.

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.

	<b>Officer:</b>	<b>Angela Smith</b>
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