

Environmental Health Consultation Response			Officer	Angela Smith
Address:	53-57 Berry Lane Longridge PR3 3NH			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	03/2021/1160	Case Officer:	Adrian Dowd	
Response Ref:	47216	Issue Date:	22 March 2022	
Detail: Demolition of an extension, polytunnels and storage building and erection of extension to existing retail premises (use class E) at ground floor and five apartments above. Conversion of upper floor of existing building to create two apartments.				
General Comments/Observations				
1.1 The proposed development is in an area of mixed residential, commercial and light industrial uses. Therefore, there is concern that future residents of the proposed development might be adversely affected by noise from the land uses nearby, such as the petrol filling station opposite and the commercial/light industrial uses to the rear of the site. 1.2 In addition, depending on the proposed use of the ground floor retail use and extension, there is potential for noise disturbance being caused to existing residents nearby and future residents of the proposed dwellings.				
Conclusions/Suggested Conditions				
2.1 It is recommended that details of an assessment by a suitably competent person, of all significant noise sources likely to affect the proposed development, including commercial premises and plant forming part of the development, be submitted in writing to the Local Planning Authority. The report shall: a) Determine the existing noise climate b) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development 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. 2.2 Before the development is first brought into use all works which form part of the approved sound attenuation scheme: a) shall be completed; and b) 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. 2.3 If it cannot be demonstrated that the noise levels specified in the approved attenuation scheme 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. Reason: To prevent loss of amenity to residential properties.				

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

Officer:

Angela Smith