


Detail: Planning Enquiry 3/20170317

Address:	Land south of Blackburn road			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	36681	Case Officer:	Adam Birkett	
Response Ref:	/ENV/01	Issue Date:	4 July 2017	

General Comments/Observations	
1.1	<p>Planning application in respect of the BKW Developments Ltd on land south of Blackburn road Longridge PR3 2YY. Following the reports dated 10/8/2017 in relation to noise assessments and air quality the following comments are: Certain conditions will have an impact upon the neighbouring properties but will be taken into consideration at a further level of development in respect of mitigation. Property layout may require revaluating in respect of door entry/exit on unit B5 to remove the noise potential. Units B2 & B8 may require further noise insulation to reduce the impact of noise breakout. Delivery times to be conditioned with restrictions before 07.00 and 19.00 hrs Mon-Sat and no deliveries on Sunday's.</p>
Suggestions/Mitigation	
2.1	A noise assessment will be required to identify specific noise reduction requirements to minimise the noise impact upon the Hillside Specialist School and other nearby residents.
2.2	As suggested in the report The rating level (LA _{eq,T}) from all on site activities when operating simultaneously shall not exceed the background noise level (LA _{90,T}) by more than 0dB when measured at the boundary of noise sensitive premises. These assessments are to be carried out according to BS 4142:2014.
Conclusions/Suggested Conditions	
2.3	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.
2.4	<p>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"> • Conditions cannot at this stage be described until further information on layout and determination on unit use has been forward for consideration. • •
	Officer: Alan Taylor