


Environmental Health Consultation Response	Officer	Alan Taylor
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Detail: Planning request 3/2017/0629

Address:	116 Whalley Road Read Burnley Lancashire BB12 7PN			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	36896	Case Officer:	Mr Adam Birkett	
Response Ref:	/ENV/01	Issue Date:	24 July 2017	

General Comments/Observations	
1.1	The planning application is to extend the current use of the Read Ale and Wines located on Whalley road in Read. As the proposed site is to extend from its current use of seating plan of 19 to 27 with access through a corridor which is along the partition wall with neighbour, concern is raised with the increased potential for noise to cause nuisance to neighbours next door and above. There is no indication from planning of the trading hours or limits on deliveries times. As there is potential to cause noise nuisance. A noise assessment would be a starting point to indicate the possible cause of noise nuisance and if the property is sufficiently insulated to prevent noise transfer between neighbouring properties. Any noise from drinking and any music should be identified as a possible source of noise nuisance and suggest areas where noise levels must be reduced or limited. Deliveries to the property should be limited to reduce any noise impact on neighbouring properties, also the emptying of used bottles into storage at the rear of the property. Is there a smoke policy?
Suggestions/Mitigation	
2.1	Suitable noise insulation needs to be identified where noise may transfer between neighbouring properties. A no smoking policy needs indicating to ensure no smoking inside the property or within the perimeter unless a dedicated smoking shelter is to be located, as this may cause complaints. Delivery times need to be indicated to prevent possible noise nuisance complaints.
Conclusions/Suggested Conditions	
2.1	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.
2.2	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:
2.3	Opening times needs to be conditioned.
2.4	Music should be limited to low level background and not be heard in neighbouring properties.
2.5	Condition delivery times to prevent noise nuisance complaints.
2.6	Sufficient noise insulation needs introducing to prevent noise transfer between properties should a noise assessment indicate noise transfer.

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