


<b>Environmental Health Consultation Response</b>	<b>Officer</b>	<b>Alan Taylor</b>
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**Detail: Planning request 3/2017/0962**

<b>Address:</b>	<b>Land off Sheepfold crescent Barrow BB7 9XR</b>		 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>		<b>Case Officer:</b> stephen kilmartin	
<b>Response Ref:</b>	/ENV/01	<b>Issue Date:</b> 17 October 2017	

<b>General Comments/Observations</b>	
<b>1.1</b>	The application is for the development of 20 bungalows, 6 detached 2 bedroomed and 14 semi-detached single bedroomed properties access road and landscaping. The location next to the A59 is likely to be a major concern of any residents wishing to take up occupation of the planned development due to possible noise nuisance. Any resident taking up occupation of these properties should be aware of any noise reduction introduced into the planning of these properties, particularly the glazing to reduce noise levels within the properties when the windows are closed.
<b>1.2</b>	Also the introduction of the 3 metre barrier to be constructed along the northern boundary and returning boundary along the A59. The noise report indicates "exceeding the levels of the standard is allowed as long as reasonable attempts to reduce the noise has been undertaken" (page 10 last paragraph)
<b>Suggestions/Mitigation</b>	
<b>2.1</b>	The noise assessment has indicated the A59 as a primary source of noise levels that would have an impact on the residents of the development if a number of noise barriers were not introduced. The recommendations of the noise report indicates specific glazing and the use of trickle ventilation as an alternative means to reduce the noise impact upon residents within the properties.
<b>2.2</b>	The noise report suggest a 3 metre high barrier has a performance ranging between 5-15db noise reduction, the report also indicates further reduction in noise levels would require a noise barrier of 6metres but this is impractical.
<b>Conclusions/Suggested Conditions</b>	
<b>2.3</b>	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>2.4</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.
<b>2.5</b>	The report suggest the introduction of specific glazing requirements to reduce noise levels, these need to carried forward.
<b>2.6</b>	The 3 metre noise barrier to improve noise levels in garden noise is introduced.
	<b>Officer:</b> Alan Taylor

