

Environmental Health Consultation Response	Officer	Alan Taylor
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Detail: Planning request 3/2017/0968

Address:	Gisburn road Sawley BB7			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	37695	Case Officer:	Racheal Horton	
Response Ref:	/ENV/01	Issue Date:	31 October 2017	

General Comments/Observations	
1.1	The planning application is for the demolition of a redundant farm building and conversion of a farm building adjoining existing offices to create further office space, Construction of parking spaces and a new sewage treatment plant with soakaway.
Suggestions/Mitigation	
2.1	The application indicates the sewage plant and soakaway is to be located to the east of the current site. The application fails to indicate the specific location of the soakaway and if the soakaway is to be located on land within the boundary of the applicant's property or soaking into land outside of the boundary?
2.2	Is there any ventilation to be introduced into the new development such as Air conditioning? Noise related issues could have effect on existing office space on site. Confirmation is required to indicate if any such air quality modifications are to be introduced.
2.3	
Conclusions/Suggested Conditions	
2.4	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.
2.5	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:
2.6	Suggest condition the sewage treatment plant to ensure the operation of such plant has no effect on neighbouring property or land.
2.7	If any air conditioning is to be introduced in the planned development, a noise assessment should be considered appropriate if neighbouring properties are likely to be affected by noise.
	Officer:
	Alan Taylor