


<b>Environmental Health Consultation Response</b>	<b>Officer</b>	<b>Alan Taylor</b>
---	----------------	--------------------

**Detail: Planning request 3/2017/1066**

<b>Address:</b>	<b>Whalley Ind Estate Whalley BB7 9WP</b>			 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Application Ref:</b>	37896	<b>Case Officer:</b>	Racheal Horton	
<b>Response Ref:</b>	/ENV/01	<b>Issue Date:</b>	28 November 2017	

<b>General Comments/Observations</b>	
<b>1.1</b>	The application is for the proposed use of an industrial unit for a gym. As the location of the proposed site is located close to a residential area, certain conditions may require conditioning to ensure local residents are not subjected to nuisance from the noise or lighting.
<b>Suggestions/Mitigation</b>	
<b>2.1</b>	The operating times of the gym should not cause a noise nuisance to the nearby residents, this may be from persons arriving and leaving the gym where vehicle movements may be responsible for noise, such as banging doors and engine noise. There is no indication of the operating times in the planning application
<b>2.2</b>	Any external lighting of the proposed site may have an impact on nearby residents if stray lighting used for advertising or security shines upon neighbouring properties. There is no mention of any lighting in the application
<b>2.3</b>	Ventilation of the gym may require external air conditioning units. These units are not silent running and have the potential to cause nuisance to nearby residents. The location of these units will require consideration if located adjacent to nearby residents. There is no mention of any ventilation in the planning application.
<b>2.4</b>	The use of amplified music/video for entertainment inside the gym is not uncommon, but has potential to cause nuisance to nearby residents. There is no mention of amplified music in the application and consideration should be given at the planning stage.
<b>Conclusions/Suggested Conditions</b>	
<b>2.5</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>2.6</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>2.7</b>	It is suggested the operating times of the gym are conditioned to similar business on the industrial estate. This will reduce the impact of noise on neighbouring residential properties of the planned development.
<b>2.8</b>	Should any external lighting be required for the proposed development, It is suggested an external assessment is completed to ensure no stray lighting impacts upon neighbouring properties.

- 2.9** As external air conditioning has the potential to cause excessive noise levels to nearby residential properties. A noise assessment will be required to determine any particular units are favoured to reduce the impact of noise nuisance. The positioning of external air conditioning units will be suggested from a noise assessment.
- 2.10** If amplified music is to be utilised inside the gym for entertainment, conditions keeping external doors and windows closed should be used to ensure no noise is experienced beyond the boundary of the proposed development.

	<b>Officer:</b>	<b>Alan Taylor</b>
--	-----------------	--------------------