

Environmental Health Consultation Response	Officer	Alan Taylor
---	----------------	--------------------

Detail: Planning request 3/2018/0050

Address:	Great Mitton BB7 9PH			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	38591	Case Officer:	Robert Major	
Response Ref:	/ENV/01	Issue Date:	13 March 2018	

General Comments/Observations	
1.1	The application is for the introduction of 10 holiday chalets onto agricultural land. The application indicates that a package treatment plant is to be introduced for the treatment of effluent and a soakaway.
1.2	There is no mention of any lighting to be introduced to the site,
Suggestions/Mitigation	
2.1	The application needs to indicate where the package treatment plant or the soakaway is to be located as there is a water course approximate 150 metres away to the east.
2.2	It may be necessary to contact the Environment Agency and inform of the location of the proposed package treatment/soakaway to determine if a permit is required to discharge treated water.
2.3	The application indicates no hours for trading or times of the year when the site is likely to be occupied?
2.4	Is the site using mains water or is applicant going to use a private water supply?
2.5	Any lighting introduced to the proposed site will need to be indicated on the plan to determine if this is likely to cause a nuisance off-site to neighbouring properties?
2.6	As the proposed holiday chalets are to be located on previous used agricultural land, odour may be identified as a nuisance. What controls are to be considered to remediate to possibility of odour nuisance?
2.7	No mention of a site management plan to control any on site nuisance or behaviour.
Conclusions/Suggested Conditions	
2.8	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.
2.9	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: • The application need to inform the location of the package treatment plant and location of the soakaway. • Operating hours need indicated/conditioning. • Any lighting introduced to the site need to be directed to ensure no light escapes the boundary of the proposed site. • If unchlorinated water is to be utilised, then a suitable water treatment plant must be installed to ensure the water complies with the requirements of the Private Water Supply Regulations 2016.

	Officer:	Alan Taylor