


<b>Environmental Health Consultation Response</b>	<b>Officer</b>	<b>Alan Taylor</b>
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**Detail: Planning request 3/2018/0105**

<b>Address:</b>	<b>Longridge PR3 1BP</b>			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>	38484	<b>Case Officer:</b>	stephen kilmartin	
<b>Response Ref:</b>	/ENV/01	<b>Issue Date:</b>	26 February 2018	

<b>General Comments/Observations</b>	
<b>1.1</b>	The planning request relates to the new build of 256 domestic premises locate in Longridge. Having consideration to the location of the highway and the industrial site located North West of the construction site.
<b>Suggestions/Mitigation</b>	
<b>2.1</b>	Due to the location of the site consideration should be given to odours from the surrounding countryside and industrial estate located NW of proposed estate. Traffic noise may also have to be considered for residents located along the B6243 Preston road. Noise and odour assessments need to be completed to indicate where likely nuisance sources can be mitigated.
<b>2.2</b>	The operating times for construction should be limited to avoid noise and possible lighting nuisance from the construction of the site.
<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>	<p>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:</p> <ul style="list-style-type: none"> <li>Construction times need to be limited to prevent nearby residential premises being subjected to nuisance such as noise of construction traffic arriving on site and construction on site. In line with other construction times Monday to Friday should be limited to 07.30am to 18.00 hours, Saturday 08.30 to 14.00 and no construction or deliveries to site on a Sunday.</li> <li>Lighting of the site during operational hours should restrict any stray light escaping and having nuisance effect on nearby residential premises nearby. This can be avoided through directional lighting and turning lighting off when site is closed.</li> <li>Dust from construction should be controlled through damping down areas where high levels of dust are likely to cause nuisance to nearby residential premises.</li> <li>Noise and odour assessments need to be completed to indicate where likely nuisance sources can be mitigated. This is in particular with the Shay Lane Industrial site, and the B6243 Preston road.</li> </ul>

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