

Environmental Health Consultation Response		Officer	Alan Taylor
Detail: Planning request 3/2017/0217/0218			
Address:	Great Mitton BB7 9PH		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:		Case Officer: Adam Birkett	
Response Ref:	/ENV/01	Issue Date: 9 April 2018	

General Comments/Observations	
The application is for the change of use of the agricultural structures to convert the buildings into domestic residence. This raises concern with Environmental Health as there is likely to be various nuisances to consider, primarily odours from the previous use and also is the land on which the development is to be converted still going to be used for agricultural use? As the application states "Associated Operational Development" what is this development?	
Suggestions/Mitigation	
1.1 Noise and odour assessments will be required to determine if there is potential for complaints from future residents of the newly converted properties. Also if the surrounding land is to be use for agricultural purpose? 1.2 The noise assessment is to determine if sufficient noise insulation is required for the operational development? 1.3 Odour assessment to determine if the continued use of land is likely to cause odour nuisance complaints and what remedies are available? 1.4	
Conclusions/Suggested Conditions	
1.5 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. 1.6 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: 1.7 Noise and odour assessments to be completed to determine extent of potential nuisance complaints	
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