


Environmental Health Consultation Response		Officer	Nicola Clark
Detail: Conversion of an existing restaurant (A3) to create twelve		040198	
Address:	Dog And Partridge Hesketh Lane Chipping Preston Lancashire PR3 2TH		 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Application Ref:	3/2018/0786	Case Officer: Mr John Macholc	
Response Ref:	3/2018/0786/ENV/01	Issue Date: 4 October 2018	

General Comments/Observations	
1.1	I have reviewed the planning application and I note that no noise impact assessment has been submitted by the applicant to address potential noise nuisance from the existing adjacent dog boarding business, as this may impact on the occupiers of the 12 proposed apartments. NB I do not wish to consider such impacts on the occupiers of the proposed <i>holiday lets</i> as this accommodation is not permanent residential.
Suggestions/Mitigation	
2.1	<p>Therefore, I request that a noise impact assessment, undertaken by a person suitably qualified in acoustics, is provided by the applicant. The assessment shall demonstrate how the undernoted noise standards shall not be exceeded at each of the proposed 12 residential apartments. Where applicable, the assessment shall include full details of <u>noise mitigation measures</u>, e.g. acoustic glazing, ventilation and fencing. Once the assessment has been submitted by the applicant I shall be pleased to comment further on the suitability of the proposal in terms of 'noise'.</p> <p>LAeq 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00) LAeq 35 dB 16 hours – indoors, daytime (07.00-23.00) LAeq 30 dB 8 hours – indoors, night-time (23.00-07.00) LAFmax 45 dB 8 hours – indoors night-time (23.00-07.00) LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)* LAFmax 60 dB 8 hours - façade level night time (23.00-07.00) LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)</p> <p>*The evening standard LAFmax will only apply were the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.</p>
2.2	All areas of the development shall not cause nuisance from artificial lighting, e.g. lighting to communal areas, including car parking. Consequently, I ask that the condition 01 is made.

Conclusions/Suggested Conditions	
<p>2.3 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.</p> <p>2.4 Should you be minded to approve the application, notwithstanding other considerations (including 'noise'), I would suggest that the following condition be attached should you feel that it is relevant and justified:</p> <ul style="list-style-type: none">• Condition 01 The development hereby permitted shall not cause light intrusion into the windows of any sensitive premises exceeding 5 Lux before 23.00 and 1 Lux after 23.00 (Environmental Zone 2), as described by the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light, version GN01:2011.	
	<p>Officer: Nicola Clark</p>