


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: 7 February 2019	

General Comments/Observations	
1.1	<p>I have reviewed the above planning application, including the second noise assessment submitted by the applicant carried out by MES (Report No: 1670-2).</p> <p>I note that the proposed residential development will be located between existing residential premises and a commercial dog kennels with residential accommodation. I have checked Environmental Health records and have not found any instance of statutory noise nuisance action being taken against the kennels.</p> <p>The above has helped me to form my opinion that I have no objections to the granting of planning permission. However, in order to help protect the environmental health amenity of the future occupiers of the proposed development, I would ask that <i>all</i> of the glazing, ventilation and acoustic fencing specifications described in the aforementioned report are required as a condition. Additionally, I would ask that the undernoted conditions are made:</p>
Conclusions/Suggested Conditions	
1.2	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.
1.3	Should you be minded to approve the application, notwithstanding other considerations, I would ask that the following conditions be attached should you feel they are relevant and justified:
Condition 01	<p>The residential development hereby permitted shall be designed so that noise levels at each dwelling does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and World Health Organisation guidelines (or any subsequent replacement national standards/guidance):</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>

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

*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.

Condition 2

The external lighting scheme to the development hereby permitted shall be designed so that light intrusion into the windows of the nearest sensitive premises will not exceed 5 Lux before 23.00, and 1 lux after 23.00 (Environmental Zone E2), as described by The Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or any subsequent replacement guidance).

Condition 3

The permitted hours of operation in relation to all construction works and ancillary operations (including deliveries and removal of plant, equipment, machinery and waste) shall be 08.00 to 18:00, Monday to Friday, 08.00 to 13:00 hours on Saturdays, and at no time on Sundays and Bank Holidays.

		Nicola Clark Environmental Health Officer
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