

Environmental Health Consultation Response		Officer	Nicola Clark
Detail: Change of use from Greengrocers shop (A1 retail) to micro bar (A4 drin		040436	
Address:	83 Berry Lane Longridge Preston, Lancashire PR3 3WH		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	CONCS/3/2018/0900	Case Officer:	
Response Ref:	CONCS/3/2018/0900/ENV/01	Issue Date:	
			Mr Robert Major 19 December 2018

General Comments/Observations	
1.1 I have reviewed the above planning application for a micro bar, including the noise assessment by 'Sound Advice', dated 4th December 2018. 1.2 I have no objections to the granting of permission for this development, but this is on the basis that the undernoted conditions are made.	
Suggested Conditions	
1.3 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. 1.4 Should you be minded to approve the application, notwithstanding other considerations, I would recommend that the following conditions be attached should you feel they are relevant and justified: 1. Prior to first use of the development hereby permitted, the structural alterations to provide an isolated ceiling, as recommended in the noise assessment by Sound Advice dated 4th December 2018, shall be completed. 2. No part of the development hereby permitted shall be commenced until details of the refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The refuse storage area(s) shall be provided in accordance with the approved details prior to first use of the development and shall thereafter be maintained and retained. 3. The development hereby permitted shall not operate outside the hours of 09.00 to 23.00, Monday to Saturday, and 10.00 to 22.30 on Sundays and Bank Holidays. 4. Customers of the development hereby permitted shall only smoke within the area designated as the 'Yard' on the approved plan dated 12th December 2018, and not in any adjacent common areas, including the area designated as the 'Ginnel' and stairs to neighbouring residential premises. Signage shall be conspicuously displayed on each external door of the premises directing customers to smoke only within the designated smoking area.	

5. There shall be no deliveries or collections of goods (including waste and recycling) to or from the development hereby permitted outside the hours of 09.00 to 18.00 Monday to Saturday, and none on Sundays and Bank Holidays.
6. No glass shall be placed into any externally located waste receptacle at the development hereby permitted outside the hours of 09.00 to 18.00.
7. The development hereby permitted shall be designed so that the rating levels for cumulative noise from all external plant and machinery shall not exceed the existing background noise level (LA90) at the external façade of nearby noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

	Officer:	Nicola Clark
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