


Environmental Health Consultation Response		Officer	Heather Barton
Detail: Hybrid planning application for mixed use development comprising		Flare SRU:	042751
Address:	Clitheroe Road Whalley Clitheroe Lancashire		 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Application Ref:	3/2019/0545	Case Officer: Mr Adam Birkett	
Response Ref:	3/2019/0545/ENV/01	Issue Date: 19 November 2019	

General Comments/Observations	
1.1	The noise survey indicates higher than average levels in properties with the windows open
1.2	The Noise survey indicates that the noise levels externally will be higher than average externally
1.3	The A59 is at a higher elevation than the residence – therefore noise levels higher
1.4	No recommendations for hours of use have been supplied in the noise assessment for the development
1.5	No Lighting assessment has been undertaken
Suggestions/Mitigation	
2.1	Reassess the locations of the noise generating sources in relation to the residential accommodation
2.2	Ensure that the glazing within the residencies have sufficient noise reduction
2.3	Provide screening to the residences that are adjacent to the edge of the A59
2.4	Restricted hours of operation of the commercial development
2.5	Undertake a lighting assessment of the development particularly focusing on the impact of light from the commercial development to the residential accommodation
Conclusions/Suggested Conditions	
2.6	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.
2.7	Should you be minded to approve the application, notwithstanding other considerations, I would suggest that the application is reviewed so as to minimise the noise impact both externally and internally of the residential properties and request that a full lighting assessment is undertaken .
	Officer: Heather Barton