


Environmental Health Consultation Response	Officer	Michaela Gleave
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Detail: Hybrid planning application for mixed use development comprising a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2)

Address:	land between Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	03/2019/0545	Case Officer:	Adam Birkett	
Response Ref:	42751/Y01	Issue Date:	15 th December 2020	

General Comments/Observations	
1.1	Due to the close proximity of the proposed development to sensitive (residential) premises, there are concerns that it may have the potential to cause noise and light nuisance to the occupiers of those premises, particularly at evenings and night time.
1.2	The noise impact assessment indicates a potential noise issue at parts of the development site, where there is existing residential housing, especially in the evenings and during the night time hours of 11pm to 7am. The noise impact assessment states that, for monitoring sites 2 and 3, noise monitoring results were 53dB and 44 dB LAeq, 16 hours (daytime) and 47 dB and 40dB LAeq, 8 hours (night time) respectively. World Health Organisation guidelines state that serious annoyance would be caused at levels above 55db in daytime/evening in outdoor areas and that levels above 45dB outside bedroom windows would cause sleep disturbance. The noise impact assessment indicates that the overall daytime noise levels for the proposed site will be less than 55dB LAeq, 16 hours, and, near monitoring sites 2 and 3, would be 45-50dB LAeq, 16 hours but there is no accurate assessment of night time noise levels for the proposed site.
1.3	There is no detailed lighting impact assessment for potential nuisance of external lighting on site.
1.4	I have no objection in principle to this planning application but would recommend that the following specific conditions are included as part of the approval if granted:
Conclusions/Suggested Conditions	
2.1	<p>NOISE</p> <ul style="list-style-type: none"> In compliance with both parts of BS 5228 'Noise Control on Construction and Open Sites' no construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 08:00 hours and 18:00 hours Monday to Friday and 09:00 and 13:00 on Saturday. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays

- The development hereby permitted shall be designed so that the rating levels for cumulative noise from external plant and equipment of the commercial part of the development shall not exceed the existing background noise level (LA90) at the external façade of any noise sensitive premises, as assessed in accordance with British Standard 4142(2014) or any subsequent replacement national standards.
- Details of any extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

2.2 LIGHT

- No external lighting shall be installed on the buildings hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

2.3 AMENITY

- To protect the amenity of neighbouring residents in respect of noise, any premises on site shall only operate (including use of plant/machinery) within the following hours:
 Employment Units: Monday to Friday - 07:00 to 19:00 hours
 Saturday - 08:00 to 13:00 hours
 Not on Sunday/Bank Holidays
 Petrol filling station/convenience store: Mondays to Sundays – 07:00 to 23:00
 Drive-through restaurant: Mondays to Sundays – 07:00 to 23:00
- To protect the amenity of neighbouring residents in respect of noise, any commercial premises shall have no deliveries, collections or servicing of the premises undertaken outside of the following hours:
 Monday to Friday - 07:00 to 19:00 hours
 Saturday - 08:00 to 13:00 hours
 Not on Sunday/Bank Holidays

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