


<b>Environmental Health Consultation Response</b>		<b>Officer</b>	<b>Neale Redfern</b>
<b>Detail: Proposed use of a commercial unit as a specialist rehabilitation fitne</b>		<b>Flare SRU:</b>	<b>043220</b>
<b>Address:</b>	<b>Unit 5, Twin Brook Business Park Twin Brook Road Clitheroe Lancashire BB7 1QD</b>		 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Application Ref:</b>	3/2020/0083	<b>Case Officer:</b> Ms Laura Eastwood	
<b>Response Ref:</b>	3/2020/0083/ENV/01	<b>Issue Date:</b> 12 February 2020	

<b>General Comments/Observations</b>	
<b>1.1</b>	I have reviewed the above application in terms of potential adverse impacts on the health and quality of life of the occupiers of nearby noise-sensitive premises.
<b>1.2</b>	I have concerns that the proximity of the proposed rehabilitation fitness studio could impact adversely on nearby noise-sensitive premises due to noise from the activities inside the studio building and from associated car parking. I note that no noise impact assessment has been provided in support of the application.
<b>Suggestions/Mitigation</b>	
<b>2.1</b>	Therefore, I would ask that planning permission is granted for a temporary period of 12 months so that the degree of disturbance can be assessed, and also that during this period the opening hours are restricted to 08.00 - 21.00 Monday to Friday, 08.00 -13.00 on Saturdays, with no openings on Sundays and Bank Holidays as requested.
<b>Conclusions/Suggested Conditions</b>	
<b>2.2</b>	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.
	<b>Officer:</b> Neale Redfern