


Environmental Health Consultation Response	Officer	Michaela Gleave
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Detail: proposed change of use of building previously used as a café and shop

Address:	Backridge Farm, Twitter Lane, Bashall Eaves, Clitheroe, BB7 3LQ.		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Application Ref:	3/2020/0499	Case Officer:		Ms Laura Eastwood
Response Ref:	044241/Y01	Issue Date:		27 July 2020

General Comments/Observations		
<p>1.1 I have reviewed the above noted application in respect of noise/light/odour pollution issues.</p> <p>Although I do not wish to see a noise impact assessment for this existing development, in order to prevent any future adverse impact due to noise, I would recommend that the noise condition below is made.</p>		
Suggested Conditions		
<p>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.</p> <p>1.3 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:</p> <p>Condition 01 The Rating Levels for cumulative noise from all plant and machinery associated with the development shall not exceed the existing background noise level (LA90) at the external façade of the nearest 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.</p> <p>Condition 02 I note that no details have been provided by the applicant concerning a commercial extraction/ventilation system for the distillery, which will be necessary to remove fumes and odours. Therefore, details of the appearance, technical specification and siting of any external ventilation ducting and/or plant shall be submitted to and approved in writing by the Local Planning Authority.</p>		
	Officer:	Michaela Gleave