


Environmental Health Consultation Response	Officer	Michaela Gleave
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Detail: Proposed new light industrial units/retail trade counter.

Address:	Land at Barrow Brook Enterprise Park Barrow BB7 9QZ			 <div> Ribble Valley Borough Council </div> <div> www.ribblevalley.gov.uk </div>
Application Ref:	03/2021/0397	Case Officer:	Adam Birkett	
Response Ref:	46055/Y01	Issue Date:	11 th May 2021	

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 air pollution nuisance to the occupiers of those premises. I have no objection in principle to this planning application but would recommend that the following conditions are included as part of the approval if granted:
Conclusions/Suggested Conditions	
	NOISE
2.1	To minimise the risk of nuisance from noise or air pollution, the development should proceed in accordance with the provisions contained within the Construction Management Plan submitted with the application.
2.2	The development hereby permitted shall be designed so that the rating levels for cumulative noise from external plant and equipment 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.
2.3	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.
	AMENITY
2.4	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: Monday to Friday - 07:00 to 19:00 hours Saturday - 08:00 to 13:00 hours Not on Sunday/Bank Holidays
2.4	To protect the amenity of neighbouring residents in respect of noise, the 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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