


Environmental Health Consultation Response	Officer	Michaela Gleave
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Detail: Proposed change of use from Class E to B2 General Industrial.

Address:	TMG Sports Vehicles Building D (Units 16 to 21) Mitton Road Business Park Mitton Road Whalley BB7 9YE			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	03/2021/0488	Case Officer:	John Macholc	
Response Ref:	46327/Y01	Issue Date:	22 nd June 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 nuisance to the occupiers of those premises, especially if doors/windows are left open, or if vehicles engines are left idling on site.
1.2	On an unannounced visit to the vicinity of the premises, on 21/6/2021, it was found that the vehicle access door to the front of the premises was open. A limited sample of noise monitoring in the vicinity did not contradict the findings of the noise assessment submitted with the planning application and it was found that sound levels when machines within the building were being used, within the brief sampling period, were approximately 2-4dB above the background level.
1.3	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	A noise mitigation scheme should be submitted for approval by the local planning authority to address the noise issues relating to doors and/or windows being left open, specifics to include: <ul style="list-style-type: none"> - An assessment on any improvements or upgrades required to the design or fittings, such as the ventilation/extraction system, of the building which houses the bench saw, metal sheet folder, guillotine, angle grinder and mobile welder cutter, to ensure that the need to open doors and windows is negated - Provision of adequate signage to require employees to keep doors and windows closed
2.2	Details for the design and provision of an adequate and continuous acoustic barrier at the boundary with 1 The Cottages Mitton Road Whalley (as suggested on the proposed parking plan submitted with the planning application) should be submitted for approval to the local planning authority.
2.3	The rating level of sound emitted from any fixed plant and/or machinery associated with the industrial activities at the site should not exceed background sound levels by more than 5dB(A) between the hours of 07:00 and 23:00 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurements to be in accordance with methodology of British Standard 4142(2014) and/or its subsequent replacements.

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 - 08:00 to 18:00 hours
Saturday - 09:00 to 13:00 hours
Not on Sunday/Bank Holidays
- 2.5 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 - 08:00 to 18:00 hours
Saturday - 09:00 to 13:00 hours
Not on Sunday/Bank Holidays

Officer:

Michaela Gleave