


Environmental Health Consultation Response	Officer	Michaela Gleave
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**Detail: Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets. Resubmission of application 3/2020/0513.**

Address:			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
Application Ref:	03/2021/0595	Case Officer:		Ms Rebecca Bowers
Response Ref:	46307/Y01	Issue Date:		17 <sup>th</sup> August 2021

<b>General Comments/Observations</b>	
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- 1.1** Whilst there is no evidence to show that snails or their droppings are known to smell offensively during heliciculture, there are concerns that snails could escape from a farm, or could be dumped by the snail farmer, that could pose an agricultural problem or odour nuisance to neighbouring properties.
- 1.2** Owing to the close proximity of the proposed development to sensitive (residential) premises, there are concerns that it may have the potential to cause noise or artificial light nuisance to the occupiers of those premises.
- 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:

<b>Conclusions/Suggested Conditions</b>	
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- 2.1** ODOUR
  - Snails are not to be dumped or permitted to escape from the snailery into the local environment, to avoid them developing into an agricultural problem or odour nuisance.
- 2.2** NOISE
  - 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. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authority.
- 2.3** LIGHT
  - Undertake a lighting assessment to show that the development hereby permitted shall not cause light intrusion into the windows of any sensitive premises exceeding 5 Lux before 23.00 and 1 Lux after 23.00 (Environmental Zone 2), as described by the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light, version GN01:2011.

	<b>Officer:</b>	<b>Michaela Gleave</b>
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