

Environmental Health Consultation Response		Officer	Michaela Gleave	
Detail: Proposed change of use from B8 (Storage/Distribution) to B2 (General Industry).				
Address:	Unit2 and Unit 2a (Pendle Mill) Mill Lane Gisburn BB7 4LN		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Application Ref:	03/2021/0841	Case Officer:		Laura Eastwood
Response Ref:	47004/Y01	Issue Date:		13 th October 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 light nuisance to the occupiers of those premises. I have no objection in principle to this planning application but would recommend that the following conditions, in accordance with the provided Noise Management Plan, are included as part of the approval if granted:			
Conclusions/Suggested Conditions				
NOISE 2.1 The development hereby permitted shall be designed so that the level of noise emitted from the site does not exceed the following levels, as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance) when measured at the nearest noise-sensitive premises: LAeq 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00) LAeq 35 dB 16 hours – indoors, daytime (07.00-23.00) LAeq 30 dB 8 hours – indoors, night-time (23.00-07.00) LAFmax 45 dB 8 hours – indoors night-time (23.00-07.00) LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)* LAFmax 60 dB 8 hours - façade level night time (23.00-07.00) LAFmax 60 dB 4 hours - façade level evening (19.00-23.00) *The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority. 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 The use of reversing alarms on delivery vehicles or forklift trucks shall be prohibited within the application site. Goods vehicles and forklift trucks in use on site should be either fitted with directional white noise reversing alarms or have the use of banksmen to aid reversing so that reversing beepers can be turned off.				

LIGHT

- 2.4 No external lighting shall be installed on the buildings hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

AMENITY

- 2.5 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 12:00 hours
Not on Sunday/Bank Holidays
- 2.6 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 12:00 hours
Not on Sunday/Bank Holidays

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