


Environmental Health Consultation Response		Officer	Michaela Gleave	
<b>Detail: Change of Use from existing retail store (E Commercial) into a taxi office (Sui Generis).</b>				
<b>Address:</b>	<b>Unit 2 75 Berry Lane Longridge PR3 3WH</b>		 Ribble Valley Borough Council  www.ribblevalley.gov.uk	
<b>Application Ref:</b>	03/2021/0999	<b>Case Officer:</b>		Adrian Dowd
<b>Response Ref:</b>	46983/Y01	<b>Issue Date:</b>		18 <sup>th</sup> October 2021
<b>General Comments/Observations</b>				
<b>1.1</b>	<p>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 or anti-social behaviour to the occupiers of those premises during the evening/night-time, due to the increased number of people on the street, the congregation of people waiting for taxis, the noise of taxi engines idling on the street whilst waiting for occupiers to get in/leave and the slamming of vehicle doors. I would recommend the following in 2.1 before I can provide full comments on this application, alternatively if a noise assessment cannot be provided, I would recommend the following as per condition 2.2.</p>			
<b>Conclusions/Suggested Conditions</b>				
<p>NOISE</p> <p><b>2.1</b> A noise assessment and noise management plan should be undertaken by a competent authority to show that the proposed development would meet the following requirements.  The level of noise created by use of the proposed development must 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)</p> <p>*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.</p> <p><b>2.2</b> If a noise assessment cannot be provided, the premises at Unit 2 75 Berry Lane Longridge should be used as a taxi operator base only, with no provision for pick up of customers from the premises.</p>				
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