


Environmental Health Consultation Response		Officer	Hannah Kent
Detail: Proposed electric quad motorsport facility/support bldg/Car park		Flare SRU:	048012
Address:	Carr Hall Whalley Road Wilpshire Blackburn Lancashire BB1 9LJ		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:	3/2022/0414	Case Officer:	
Response Ref:	3/2022/0414/ENV/01	Issue Date:	
			Ms Kathryn Hughes 16 June 2022

General Comments/Observations	
1.1	The proposed electric quad motorsport facility with support building and car park has the potential to increase noise levels in the area impacting nearby residents (and wildlife, as alluded to in the representations made to the council).
1.2	The applicant has not provided any details of any proposed artificial light. Any artificial lighting used on site has the potential to impact nearby residents.
1.3	Whilst a noise statement accompanies this application, it does not in itself provide clear evidence that the proposed facility will not impact neighbouring noise sensitive premises.
1.4	In view of the potential impact to wildlife, livestock, ecosystems, greenbelt; consultation with the councils Ecologist would be appropriate.
1.5	In line with the Governments decarbonisation target, supporting and encouraging low emission vehicles, and in the interest of air quality enhancement, electric vehicle charging points should be provided for at least 10% of parking spaces.
Suggestions/Mitigation	
2.1	A noise impact assessment will need to provide baseline noise levels across the site and assessing the potential noise impacts associated with the use of the site. That is, construction site noise, noise from use of the quad bikes, car park noise, and any other anticipated noise impacts associated with site use on nearby residential noise sensitive receptors.
2.2	To safeguard the amenities of the occupiers of nearby properties in accordance with Chapter 15 of the National Planning Policy Framework, planning permission should clearly indicate that it does not authorise the installation or use of any external artificial lighting.
2.3	In an application of this nature it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework A condition requiring charging points is therefore necessary.
Conclusions/Suggested Conditions	
2.4	The above observations have been provided based on the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice.

- 2.5** Should you be minded to approve the application, notwithstanding other considerations, I would suggest that the following conditions be attached should you feel they are relevant and justified:

Noise Report Required Before Determining the Application - Condition

Before the application can be determined, details of a noise assessment by a suitably competent person must be submitted in writing to the Local Planning Authority. The report shall include:

- an assessment of all noise emissions from the proposed development
- details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises.
- a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development with noise attenuation measures as appropriate
- a written scheme of any necessary noise attenuation measures and demonstrate how nearby residents will be protected from noise from the proposed development

The assessment shall be appropriate for all times of day and night when the development will operate. The report should include any supporting calculations.

If the levels predicted in the report are unacceptable, it may be necessary to refuse the application. Otherwise, it may be necessary to specify attenuation measures as conditions of consent.

NOTE: All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

Electric Vehicle Charge Points – Condition

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of the development

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Electric Vehicle Charging Points – Footnote

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

External Artificial Lighting - Condition

Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- The proposed hours of operation of the lighting.
- The location and specification of all luminaires.
- The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
- The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity.
- The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
- The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

The external artificial lighting shall be installed and operated thereafter in accordance with the approved scheme.

Reasons: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with part 2 and 15 of National Planning Policy Framework.

	Officer:	Hannah Kent
--	-----------------	--------------------