

Environmental Health Consultation Response		Officer	Hannah Kent
Detail: Proposed erection of 1 detached dwelling.		Flare SRU:	048342
Address:	Woodacre Cottage Fleet Street Lane Ribchester Preston PR3 3ZA		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Application Ref:		Case Officer:	
Response Ref:	/ENV/01	Issue Date:	
			Mr Ben Taylor
			11 August 2022

General Comments/Observations	
1.1	The proposed development is in close proximity to Woodacre Cottage and could cause disturbance during the construction stage of the development as a result of noise and dust. However, it appears that the current owners of Woodacre Cottage are the applicant, and as such, will not take issue with such a disturbance.
1.2	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.
Suggestions/Mitigation	
2.1	A condition requiring electric vehicle charging points is necessary to adhere to the governments' targets for ultra low emission vehicles.
Conclusions/Suggested Conditions	
2.2	The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice.
2.3	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:
Electric Vehicle Charging Points - Condition <p>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:</p> <ul style="list-style-type: none"> One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of the development. <p>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.</p> <p>Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives Chapters 2, 9 and 15 of the National Planning Policy Framework.</p>	

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.
- 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.

	Officer:	Hannah Kent
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