


<b>Environmental Health Consultation Response</b>		<b>Officer</b>	<b>Hannah Kent</b>
<b>Detail: Four new 2 storey dwellings.</b>		<b>Flare SRU:</b>	<b>048388</b>
<b>Address:</b>	<b>Malt Kiln Brow Chipping Clitheroe Lancashire</b>		 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Application Ref:</b>	3/2022/0568	<b>Case Officer:</b> Mr Adrian Dowd	
<b>Response Ref:</b>	3/2022/0568/ENV/01	<b>Issue Date:</b> 23 August 2022	

<b>General Comments/Observations</b>	
<p><b>1.1</b> The proposed development is in very close proximity to nearby residential dwellings.</p> <p><b>1.2</b> The site preparation and construction phases of developments result in the emission of noise, dust and gases impacting local amenity, influencing local air quality and impacting the health of workers engaged in the activities.</p> <p><b>1.3</b> 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, and local Policy Documents.</p>	
<b>Conclusions/Suggested Conditions</b>	
<p><b>1.4</b> 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.</p> <p><b>1.5</b> 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:</p> <ul style="list-style-type: none"> <li>• <b>Condition 01 - Electric Vehicle Charging Points</b> Before development commences, 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.</li> </ul> <p>The scheme shall meet at least the following minimum standard for numbers and power output:</p> <ul style="list-style-type: none"> <li>○ A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space</li> <li>○ One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of residential parking spaces that are not allocated to specific dwellings.</li> </ul> <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><b>Reason:</b> In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Chapters 2, 9 and 15 of the National Planning Policy Framework. It has long been recognised that air pollution harms health. The land-use planning and development control system has an important role to play in driving forwards improvements in air quality, reducing exposure to air pollution and ensuring that the UK's charging infrastructure network is reliable, accessible, and meets the demands of all motorists.</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.
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 socket outlet would 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.

- Condition 02 - Construction Environmental Management Plan

Prior to any development commencing a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities.
- Artificial lighting used in connection with all construction related activities and security of the construction site.

The agreed plan shall be adhered to throughout the construction of the development.

**Reason:** To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the National Planning Policy Framework.

	<b>Officer:</b>	<b>Hannah Kent</b>
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