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| <b>Environmental Health Consultation Response</b>                             |   | <b>Officer</b>                            | <b>Hannah Kent</b>  |
| <b>Detail: Proposed change of use from General Industry to Gin Distillery</b> |   | <b>Flare SRU:</b>                         | <b>048442</b>   |
| <b>Address:</b>   | <b>Unit 6 Union Mill Watt Street Sabden BB7 9ED</b> |   |  <p>Ribble Valley<br/>Borough Council<br/><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p> |
| <b>Application Ref:</b>   |   | <b>Case Officer:</b> Mr Stephen Kilmartin |   |
| <b>Response Ref:</b>  | /ENV/01   | <b>Issue Date:</b> 29 August 2022         |   |

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| <b>General Comments/Observations</b>    |  |
| <b>1.1</b>                              | The use of the building to offer gin tours and off-license facility has the potential to result in noise and anti-behavioural issues in the adjacent residential areas.  |
| <b>1.2</b>                              | However, the applicant has applied for specific hours of use, and anticipates that these tours will occur only a few times each month (page 2 of Heritage Statement).  |
| <b>Suggestions/Mitigation</b>           |  |
| <b>2.1</b>                              | It would be pertinent to limit the number of tours and participants as anticipated in the heritage statement to a minimum thus preventing the regular use of the premises so as to prevent it becoming a local bar.  |
| <b>Conclusions/Suggested Conditions</b> |  |
| <b>2.2</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.  |
| <b>2.3</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: <ul style="list-style-type: none"> <li>• Condition 01 – Hours &amp; Limitations of Use <ul style="list-style-type: none"> <li>○ The use hereby permitted shall not be open to customers outside the hours of 12 noon to 9pm.</li> <li>○ The use hereby permitted shall not be open to customers on more than three days of any calendar month.</li> <li>○ No operations shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of 09:00 and 17:00 Monday to Saturday and 10:00 to 16:00 Sundays.<br/>With the exception of the three above days per calendar month.</li> </ul> </li> </ul> <p><b>Reason:</b> To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance to accord with Chapters 12 and 15 of the National Planning Policy Framework.</p> |
|   | <b>Officer:</b> Hannah Kent  |

