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RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2006/0564

DECISION DATE: 15 September 2006

DATE RECEIVED: 06/07/2006

APPLICANT:

Total Food Service Solutions Ltd
Green Lea Mills
Cross Green Road
Dalton
Huddersfield
Yorks HD5 9XX

AGENT:

Celsius Projects Ltd
Ihwaites Bain
Haggs Farm
Follifoot
Harrogate
HG3 1EQ

DEVELOPMENT PROPOSED: Proposed foodservice distribution facility and associated offices (site area = 1.5 acres)

AT: Barrow Brook Business Park Barrow Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan

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4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan

5. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan

Relevant planning policy

Policy G1 - Development Control
Policy G4 - Settlement Strategy

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. Recommend that the service water attenuation should be by the use of SUDS (sustainable drainage system). This will not only attenuate the rate of service water to discharge the system but help improve the quality of water. They can also offer other benefits in terms of promoting ground water recharge amenity enhancements. This approach involves use in a range of techniques including soakaways, infiltration trenches, permeable pavement, grassed swales, ponds and wetlands

Recommend that any SUDS should be carried out in accordance with the latest sustainable urban drainage systems as specified in sustainable urban drainage systems best practice and sustainable drainage systems hydraulics structural water quality advice Appendix E in sustainable urban drainage system design for England and Wales and the interim Code of Practice for sustainable drainage systems. The interim Code of Practice provides advice on design adoption maintenance issues and a full overview of techniques and guidance on SUDS.

It is available on the Environment Agency's website at www.environment/agency.gov.uk and Ciria's website at www.ciria.org.uk



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES