

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0941

DECISION DATE: 21 December 2007

DATE RECEIVED: 01/10/2007

APPLICANT:

AJA Smith Transport Ltd
Salthill Industrial Estate
Lincoln Way
Clitheroe
Lancs
BB7 1QL

AGENT:

Sunderland Peacock & Associates Ltd
Stanley House
Lowergate
Clitheroe
BB7 1AD

DEVELOPMENT PROPOSED: Proposed change of use of existing large industrial unit into 4no. smaller industrial units.

AT: former Gee-Co site Up Brooks Clitheroe Lancashire BB7 1NL

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. Before any works to implement this permission are commenced, details including acoustic specifications of all fixed plant, machinery and equipment associated with air moving equipment, compressors or generators to be installed within the site/buildings shall be submitted to and approved in writing by the Local Planning Authority. All equipment shall be installed in accordance with the details so approved and shall in no event be installed on the south-eastern elevation of units 1A and 1B and unit 2.

REASON: In order that the Local Planning Authority shall be satisfied with the details in order to safeguard neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Prior to commencement of development, precise specifications of any external lighting to be used throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the detail so approved.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of surrounding residential amenity.

P.T.O.

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Relevant planning policy

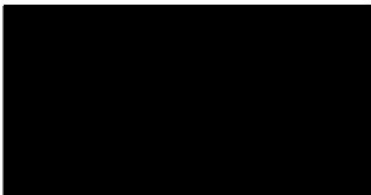
Policy G1 - Development Control.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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



STEWART BAILEY |
DIRECTOR OF DEVELOPMENT SERVICES