

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0929

DECISION DATE: 18 September 2012

DATE RECEIVED: 12/01/2011

APPLICANT:

Liverpool Housing Trust
Vicinity House
12 Hanover Street
Liverpool
L2 4TR

AGENT:

Owen Ellis Architects
10 Duke Street
Liverpool
L1 5AS

DEVELOPMENT PROPOSED: Demolition of 60 lock-up garages and construction of 8 family houses (2no. pairs of semi-detached 2-bedroom/4-person houses; 1no. pair of semi-detached 4-bedroom/6-person houses; 1no. detached 2-bedroom/4-person house; 1no. detached 4 bedroom/6 person house).

AT: Land accessed between 36 and 38 Henthorn Road Clitheroe Lancashire BB7 2NU

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 no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This Planning Permission shall be read in conjunction with the Legal Agreement dated 5 September 2012.

REASON: For the avoidance of doubt as the application is subject to a legal agreement.

3. This permission shall be implemented in accordance with the proposal as revised and detailed on drawings 3546/SK01REVE site plan as proposed; 3546/SK02REVC block types 1 and 2; 3546/SK04REVB context elevations as proposed; 3546/SK05REVA external works as proposed; 3546/SK06/REVC rear garden boundary treatment as proposed; 3546/SK10REVA block types 4 and 5; 3546/SU01B site plan as existing and 3546/SU02 site information as existing.

REASON: For the avoidance of doubt to clarify which plans are relevant.

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4. 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the western gable of plot 8 shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No development approved by this planning permission shall be commenced until:
- (a) a site investigation and associated risk assessment based on the combined phase 1 and 2 Geoenvironmental report for the site at Henthorn Road, Clitheroe, by CCG (dated December 2010 Ref No 10/6150) have been undertaken in accordance with the details approved in writing by the Local Planning Authority;
 - (b) a method statement and remediation strategy, based on the information obtained from (a) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to above, and to a timescale agreed in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to that method statement. This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the method statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: To ensure that the proposed site investigation and remediation strategy will not cause pollution of the ground and surface waters both on and off the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Unless otherwise agreed in writing by the Local Planning Authority the development (including demolition of existing garages and clearance works on site) shall be carried out in strict accordance with the recommendations of the eco study (Wildlife and Invasive Species Study) report submitted with the application dated 1 February 2011.

Should any works (including demolition/clearance of the existing site) be carried out within the optimum nesting season a survey shall be undertaken by ornithologists prior to such works in order to determine the presence/absence of active nests. The results of any such survey shall be submitted to the Local Planning Authority for approval and any mitigation measures outlined therein shall be implemented in accordance with the details so approved to the written satisfaction of the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

8. Prior to commencement of any works on site, a method statement outlining how the demolition of the existing structures on site, including hours of work, means of removal of waste materials from the site and method of minimising dust shall be submitted to and approved in writing by the Local Planning Authority. The works to demolish all structures on site shall be carried out in accordance with the details approved.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order to safeguard neighbouring residential amenity.

9. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained in perpetuity.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide

11. Notwithstanding the amended plans showing revised details of the fencing arrangements at the rear of the proposed properties, further details which shall incorporate additional trelliswork to a maximum height of 2.5m shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

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Relevant planning policy

Policy G1 – Development Control.

Policy G2 – Settlement Strategy.

Policy H19 – Affordable Housing – Large Developments and Main Settlements.

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. Development on this site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate.
4. NPPF: Policies in the Framework have been considered but in light of the facts in this case the National Planning Policy Framework does not alter the Borough Council's conclusions.

 **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES