



**RIBBLE VALLEY
BOROUGH COUNCIL**

16 APR 2012

For office use only

Application No. 320120361P

Fee
Date received 17 4 12

Fee paid £1360.00 Receipt No: 18442

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

**Application for Planning Permission
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	blackburn rovers football & athletic plc				
Street address:	ewood park				
Town/City:	blackburn				
County:	lancs				
Country:					
Postcode:	BB2 4JF				
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

Country Code	National Number	Extension Number

Telephone number:	
Mobile number:	
Fax number:	
Email address:	

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Campbell Driver Partnership				
Street address:	Capricorn Park				
	Blakewater Road				
Town/City:	Blackburn				
County:	Lancashire				
Country:					
Postcode:	BB1 5QR				
design@cdparchitects.co.uk					

Country Code	National Number	Extension Number
	01254 297700	

Telephone number:	
Mobile number:	
Fax number:	
Email address:	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Installation of synthetic pitch surface to pitch 5 together with erection of 5m high perimeter rebound fence and 15m high floodlighting columns.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name: blackburn rovers football & athletic plc
Street address: senior training centre
 brockhall village
Town/City: old langho
County: lancs
Postcode: BB6 8FA

Description of location or a grid reference
(must be completed if postcode is not known):

Eastings: 370300
Northings: 426100

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

super rebound twin bar wire mesh panel fencing
colour = RAL6005 MOSS GREEN

Lighting - add description

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

15m high galvanised steel lighting columns

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

n/a

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown**12. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake☒ Soakaway☐ Existing watercourse**13. Biodiversity and Geological Conservation**

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No**14. Existing Use**

Please describe the current use of the site:

football pitch

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

00.75 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: campbell driver Surname: partnership
Person role: Agent Declaration date: 11/04/2012 ☒ Declaration made

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25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

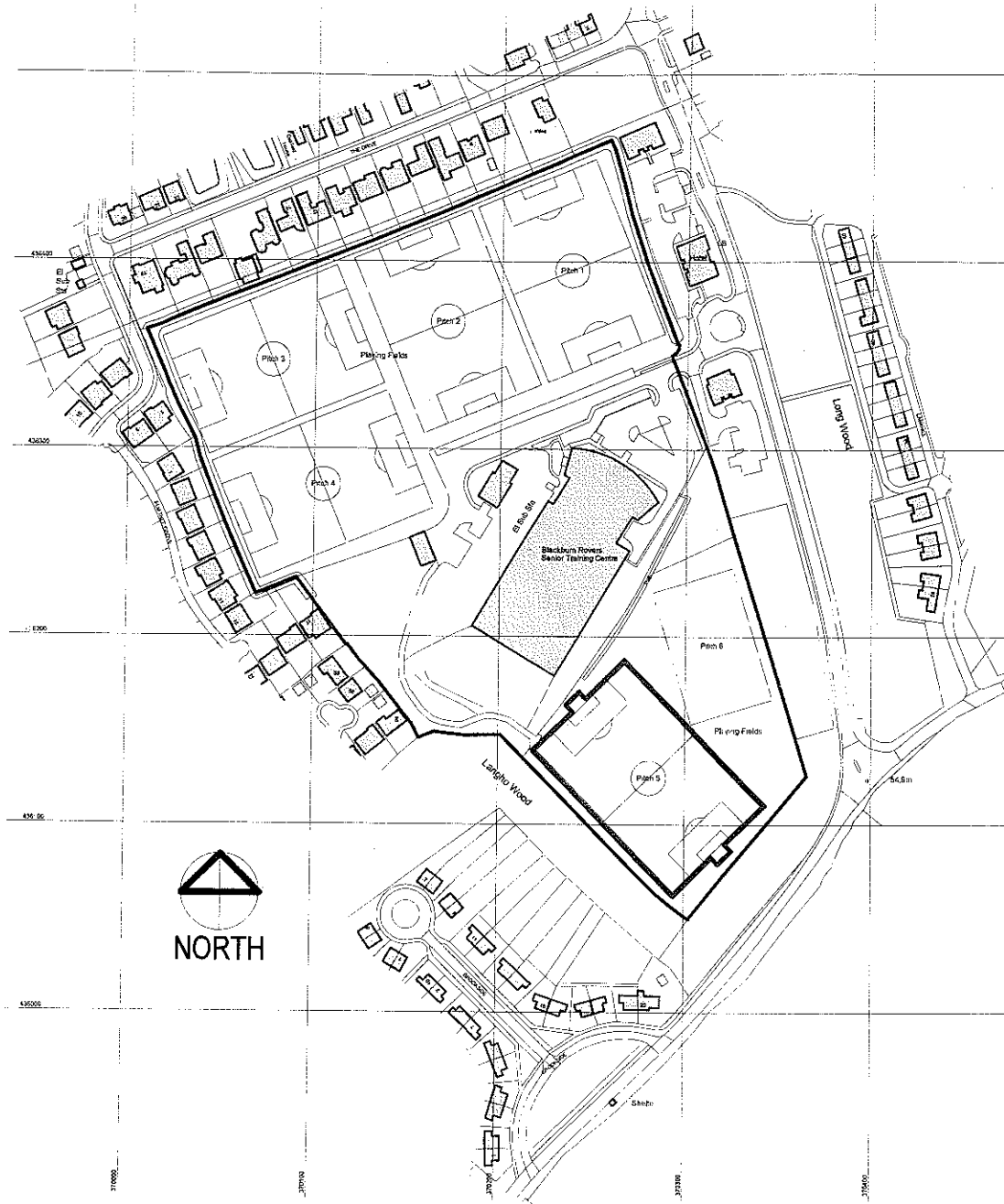
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

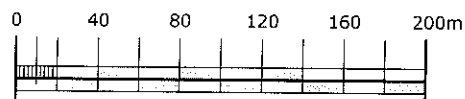
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date:



320120361P



scale 1:2500

campbell driver partnership
architects designers surveyors

client: blackburn rovers football & athletic plc

project: senior training centre

brockhall village old langho

sheet: location plan

dwg no.	12.127	01
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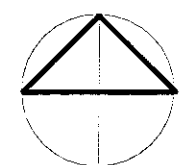
scale: 1:2500 @ A3

date: 12.04.12

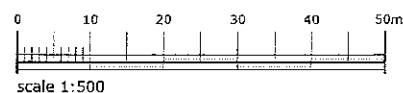
drawn: a w s

capricorn park
blackburner road
blackburn BB1 5JY
t: 01254 297700
f: 01254 297701
email: design@cdparchitects.co.uk

revisions: _____



NORTH



campbelldriverpartnership
architects designers surveyors

client: blackburn rovers football & athletic plc

project: senior training centre
brockhall village, old langho

sheet: existing site plan - pitch 5

dwg no: 12.127	02
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scale: 1:500 @ A1	capricorn park
date: 12.04.12	blackwater road
drawn: a w s	blackburn bb1 5qr
	t: 01254 297700
	f: 01254 297701
	email: design@cdpartnership.co.uk

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revisions:



DESIGN AND ACCESS STATEMENT

for

**INSTALLATION OF SYNTHETIC PITCH SURFACE AND
ERECTION OF PERIMETER REBOUND FENCE WITH
FLOOD LIGHTING COLUMNS**

at

**BLACKBURN ROVERS SENIOR TRAINING CENTRE
BROCKHALL VILLAGE
OLD LANGHO**

Campbell Driver Partnership
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

12 127
April 2012

1.0 **General**

- 1.1 This Statement has been prepared to accompany an application for Planning Permission which is being submitted to the Ribble Valley Borough Council.

It should be read with the following drawings and details that make up the application being submitted:

- 12.127.01 OS location plan
- 11.127.02 existing site plan - pitch 5
- 11.127.03 proposed site plan - pitch 5

The application is for the resurfacing of the existing grass pitch [no. 5] with a 3rd Generation synthetic surface with a perimeter rebound fence and floodlighting to allow all weather and all year use of the pitch for football training.

2.0 **Design**

2.1 **Use**

The proposal involves the relaying of the pitch surface with a new synthetic surface and the erection of a new 5m high wire mesh rebound fence and the erection of new 15m high lighting columns with flood lighting to illuminate the pitch.

2.2 **Amount**

The amount of the development is the same area as the existing pitch

2.3 **Layout**

The site layout will remain unaltered - ie the pitch will remain in the same location.

2.4 **Scale**

The scale of the development is sympathetic to the scale of the existing facilities.

2.5 **Landscaping**

The overall landscaping of the site is to remain as existing.

2.6 **Appearance**

The development has been designed to blend into the surrounding site.
The pitch surface will be green and the wire fence panels will be green.

3.0 **Access**

3.1 **Vehicular Access and Transport Links**

The existing vehicular access to the site is to be retained.

3.2 **Inclusive Access**

The existing pedestrian access is to be retained.