



RIBBLE VALLEY
BOROUGH COUNCIL

18 APR 2012

For office use only

Application No.

320120385 P

Date received

Fee paid £

Receipt No:

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:	United Utilities				
Street address:	Network Construction Alliance			Country Code:	
	2nd Floor Grasemere House			National Number:	
	Lingley Mere Business Park			Extension Number:	
Town/City:	Warrington			Telephone number:	
County:				Mobile number:	
Country:	UK			Fax number:	
Postcode:	WA5 3LP			Email address:	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Anna	Surname:	Smith
Company name:	United Utilities				
Street address:	Network Construction Alliance			Country Code:	
	2nd Floor Grasemere House			National Number:	01925 731596
	Lingley Mere Business Park			Extension Number:	
Town/City:				Telephone number:	
County:	Warrington			Mobile number:	
Country:				Fax number:	
Postcode:	WA5 3LP			Email address:	anna.smith@uuplc.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Temporary widening of an existing access from the public highway to facilitate the construction of a new water supply pumping station and the laying of a new water supply main
Permanent access road to proposed new water supply pumping station.

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)

House:		Suffix:	
House name:			
Street address:			
Town/City:			
County:			
Postcode:			

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

Easting:	
Northing:	

Description:

Proposed temporary access widening from the public highway. Temporary removal of section of dry stone wall and stone pillar and timber field gate. Two temporary metal gates and fence to be installed.
Permanent access track to new water supply pumping station with temporary widening.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

P272/80020695/00/1006/A Site Access

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone wall and stone pillars. Timber field access gate.

Description of *proposed* materials and finishes:

Two temporary metal field gates and heras style fencing.

Dry stone wall, stone pillar and timber field gate are to be reinstated on completion of the works.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Farm access track.

Description of *proposed* materials and finishes:

Stone

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

5505 Design and Access Statement
5505 Supporting Statement
P272/80020695/00/97/1006/A Site Access

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:

Existing field access track / green field site

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 ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A 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:

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	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?

84.00

sq metres

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:

N/A

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: Ms First name: Anna Surname: Smith

Person role: Agent

Declaration date: 18/04/2012

☒ Declaration made

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

Notice recipient				Date notice served
Name:	Mr Thomas Ribinson			18/04/2012
Number:		Suffix:		
Street:	Catlow Farm			
Locality:	Catlow Road			
Town:	Salidburn			
Postcode:	BB7 3AQ			

25. Certificates (Agricultural Land Declaration - continued)

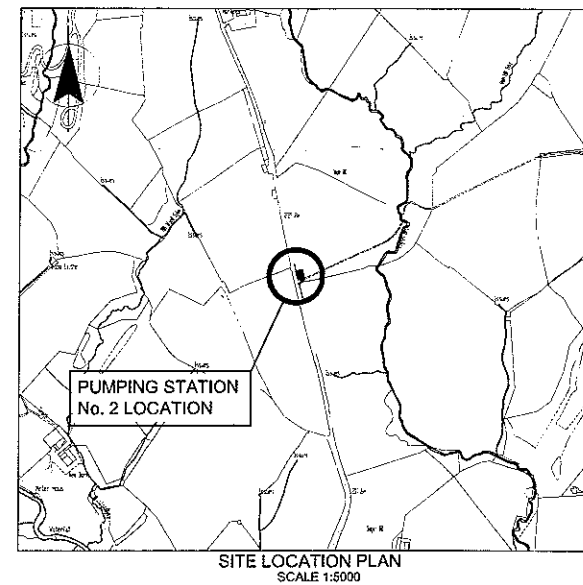
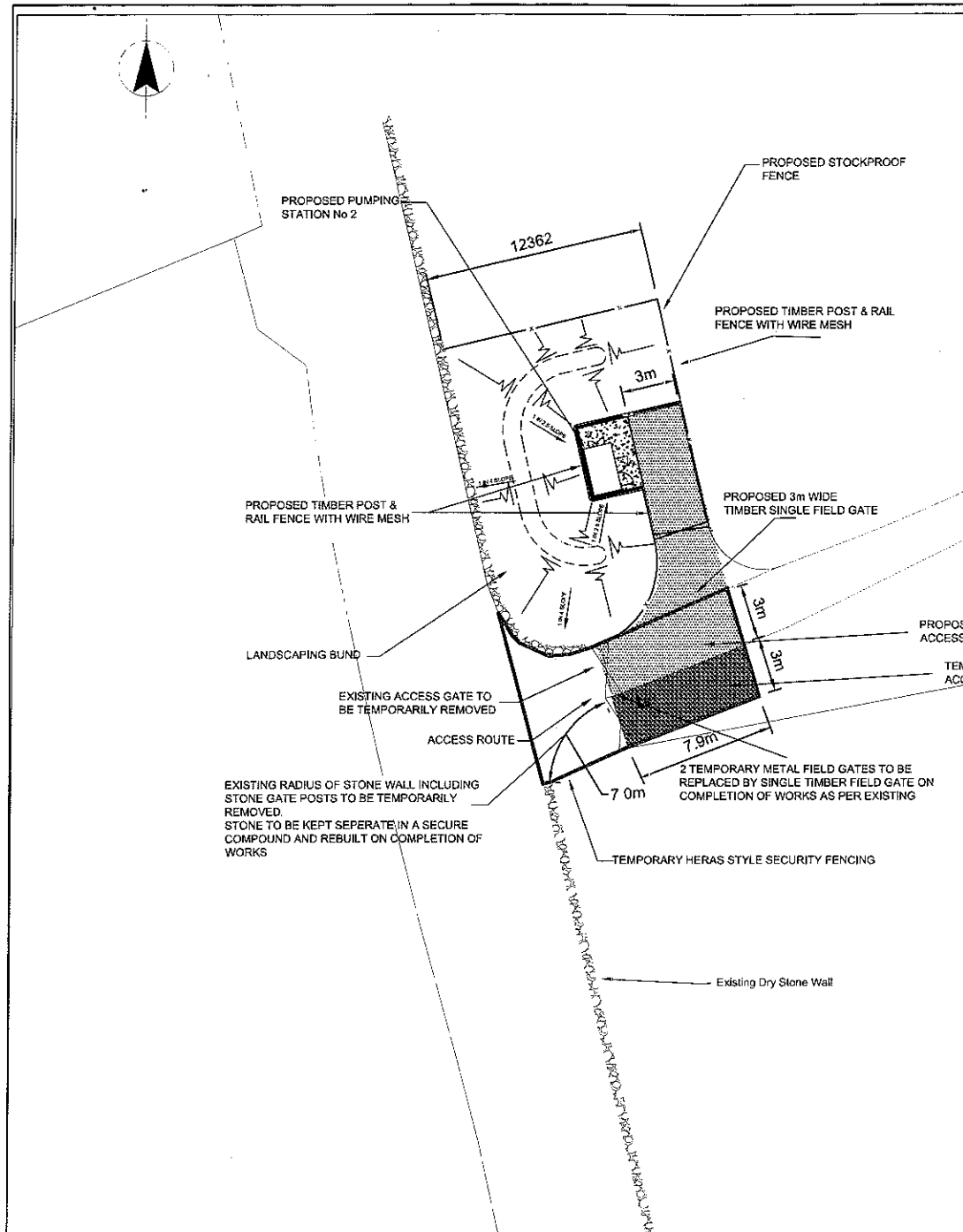
Title: Ms First Name: Anna Surname: Smith
Person role: Applicant Declaration date: 18/04/2012 ☒ Declaration Made

26. Declaration

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



Date 18/04/2012



NOTES

1. All dimensions in millimetres and all levels in metres, unless shown otherwise.

REFERENCES

P272/80020695/00/97/1001 PUMPING STATION No. 2
SITE LAYOUT
SHEET 1 OF 3

LEGEND

- Proposed structures (above ground) requiring Planning Permission
- Total area of Planning Application 1 = 54m²
- Proposed concrete surface
- Proposed Stone Access Road
- Proposed Temporary Stone Access Road
- Proposed Fencing

OS MAP REFERENCE

S67035

TO BE REPRODUCED IN COLOUR ONLY

CURRENT ISSUE INFORMATION

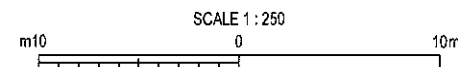
A	N/A	KN	KN	PLANNING APPLICATION	13/04/12
VERSION	SHAW	DRG	REV		DATE



UNITED UTILITIES PLC
BLACKBURN CONCESSIONARY SUPPLIES
CLUSTER 8 (STOCKS RESERVOIR)
PUMPING STATION No. 2
SITE ACCESS
PLANNING APPLICATION - SHEET 1 OF 1

SCALE 1:250	SHEET SIZE A3
DRAWING NUMBER P272/80020695/00/97/1006	REVISION A

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DESIGN & ACCESS STATEMENT

Design and Access Statement
Skaithes Pumping Station, Stocks
Temporary widening of the existing access from the Public
Highway and a permanent access road with temporary widening

1. Design

1.1 Physical, Social, Economic and Policy context

The development provides environmental benefits in terms of providing safe drinking water to the properties around Stocks Reservoir. There will be no change to the existing social and economic viability of the area.

1.2 Amount of Development

The area of development is 84m² which is the total area of the planning application. This includes the temporary widening of the access from the public highway and a permanent stone access road to the proposed new water supply pumping station. There is also a temporary widening of the access road to facilitate access to the works.

1.3 Layout

The layout has been chosen to allow easy access to the pumping station by operatives and reduce potential visual impact from residential properties.

1.4 Scale

The access widening is the minimum required to facilitate the delivery of material and equipment to the proposed site compound which is situated adjacent to the proposed new water supply pumping station.

The permanent access road is to facilitate safe access to the proposed new water supply pumping station.

1.5 Landscaping

The proposed pumping station will be screened from the Skaithes by the existing boundary wall and the proposed ground profiling and planting scheme.

The access widening is only temporary in nature and will be removed on completion of the works.

The proposed new access road will be screened from the nearest residential property.

1.6 Appearance

The materials are shown on drawing no P272/80020695/00/97/1006/A.

DESIGN & ACCESS STATEMENT

2. Access

Access to the proposed pumping Station is via the existing public highway.

No additional permanent access requirements are required as part of this development.

Access to public transport is not considered applicable to this proposed development.



SUPPORTING STATEMENT

Skaithes Pumping Station, Stocks Temporary widening of the existing access from the Public Highway and a permanent access road with temporary widening

1. Site Setting and Description

1.1. General Location

The site lies off the Skaithes on the Northern outskirts of Slaidburn. The area lies within the boundary of Ribbles Valley Borough Council. OS Reference 371000, 455360.

1.2. Application Site

The planning application site covers an area of 84m². The site lies adjacent to the Skaithes in an area of grassland. 'Harkers' is the nearest residential property approximately 500m to the north of the proposed development.

The existing access into the field, which is to be widened by these proposals is currently a 3m wide gap in the dry stone wall with stone pillars and a timber field gate. The position of the proposed temporary access is shown on Drawing No. P272/80020695/00/97/1006/A.

2. Requirement for Development

United Utilities (UU) has an agreed programme of work throughout the North West to remove the risks associated with properties that are fed by a concessionary water supply. These risks could include security of supply and poor quality water.

The project has a Drinking Water Inspectorate (DWI) imposed regulatory date of 31st March 2013. It involves the construction of a new pipeline to feed nine properties around Stocks Reservoir. A booster pumping station is required to lift flows to the outer properties due to topography. Planning permission was granted in February 2012 for this development (Ref 3/2011/1048).

UU must comply with the Water Quality Directives such as Water Supply (Water Quality) Regulations 2000 and (Amendment) Regulations 2001 and 2007. The main water quality driver for these concessionary schemes is cryptosporidium, pH, iron, aluminium, manganese, colour and turbidity.

UU's preferred option to alleviate the risks wherever possible is to connect these properties to the existing water network in the area. Therefore it is proposed to connect the properties around Stocks Reservoir to the existing Hodder Service Reservoir. This proposal is to temporarily widen the existing access from the public highway to the proposed new water supply

pumping station / compound area and for a new permanent stone access road to this pumping station.

The proposed temporary access would allow plant and machinery to gain safe access in the adjacent field for works during installation of the new water main network to supply potable water to properties around Stocks Reservoir. The temporary access is required until March 2013. On completion of the development the widened access would be removed and the dry stone wall and stone pillars reinstated to match the condition prior to the commencement of works.

3. Site Selection

The location of the pumping station was chosen for a number of reasons:

1. The pumping station needs to be near the proposed water pipe to allow connection. The water pipe needs to head north to the proposed connection properties.
2. The site enables the appropriate hydraulic lift in the network.
3. The site minimises visual impact within the Area of Outstanding Natural Beauty.

4. Ecology, Visual and Environmental Impacts

Ecology: An Extended Phase 1 Habitat Survey of the proposed pumping station including land within 250m was undertaken by Bowland Ecology Ltd in June / July 2011. Surveys were conducted in accordance with the Guidelines for Baseline Ecological Assessment (Institute of Environmental Assessment, 1995) and individual standard survey methodologies for the respective species and habitats contained within this report.

The proposed location for the pumping station has been identified as semi-improved acid grassland and there are not considered to be any significant ecological constraints to development in this location.

The site provides potential habitat for ground nesting bird species. However, there is a public footpath, a road and an access gate in close proximity. Therefore it is likely that a high level of disturbance is already present in the vicinity.

Landscape / Visual impact:

The site is some 500 metres from the nearest residential property (Harkers to the north). The main view of the pumping station and access road is from the public footpath. Mounding and planting will reduce the impact of the pumping station in this location.

The planting and seeding will be carried out in the first available season after completion of the construction works, when weather conditions are



suitable. Planting to be carried out between November to February and any seeding between April to September.

Environmental

Rights of Way: Footpath number 5 runs in an easterly direction from the Skaithes just south of the development site. The footpath will not be affected by the development and shall remain open throughout the construction phase. The footpaths will have views of the proposed development but will not be directly affected by construction activities.

Archaeology: Peter Iles the specialist archaeology advisor at Lancaster County Council was contacted in September 2010 and again in May 2011. No known archaeological features are impacted by the proposed pumping station development.

EIA: A screening opinion under the Environmental Impact Assessment Regulations 2011 was submitted to Ribble Valley Council on 9th November 2011.

Land use: The proposed site is within The Forest of Bowland AONB. The proposed development will result in the removal of a section of dry stone wall and two stone pillars, however, this will only be for a temporary period and the section of walling will be reinstated on completion of works. In these terms it is considered that the proposals would preserve the character of the AONB in accordance with Policy ENV1 of the Ribble Valley District wide Local Plan.

5. Community Consultation/ Involvement

Since December 2010 UU have held various consultations with residents, landowners and stakeholders about the entire scheme including both the pipeline route and the pumping station.

6. Planning Requirement

6.1. Planning Permission

This document is in support of the proposed development requiring planning permission under the Town & Country Planning Act 1990. These elements comprise:-

Temporary Access Widening and Temporary Access Gates

A small section of dry stone wall 6m in length is to be temporarily removed. Two temporary metal field gates. Please refer to drawing no. P272/80020695/00/97/1006/A

Permanent Access Road

The road is to be constructed of stone. Please refer to drawing no: P272/80020695/00/97/1006/A

Temporary Access Road

The road is to be constructed of stone Please refer to drawing no:
P272/80020695/00/97/1006/A



7. Construction Phase

7.1. Construction Programme/Timing

It is anticipated that construction will be limited to 0800 – 1800 (Mon-Fri) and Saturday mornings 0800 to 1200. Work is planned to start on the pumping station site in April 2012 and will last for approximately 12 months.

7.2. Traffic and Highway issues

The Contractor will access the site from an existing access off the Skaithe. This application is to widen this existing access. Vehicles movements will be intense for initial site set up and deliveries but will level out during the construction phase.

A road sweeper will be available during the construction period to clean the road surface when required.

7.3. Contractor's Compound

The contractor's temporary compound will be located adjacent to the proposed pumping station in the adjacent field. It will comprise of welfare facilities plus an area for materials storage.

7.4. Excavated Material

There will be minimal excavated spoil from the development. It is proposed to re-use the arisings from the construction where possible, details to be confirmed.

Table 1 – Proposed Structures

Ref	Structure	Planning Requirement	Max Height (m Above GL)	Width (m)	Length (m)	Material & Finish
1	Temporary access Widening	Planning Permission Required	N/A	3m	8m	Stone
2	Permanent Access Road	Planning Permission Required	N/A	3m	8m	Stone

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