

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0669

DECISION DATE: 14 October 2013

DATE RECEIVED: 05/10/2012

APPLICANT:

Mr P Pozzi
c/o Agent

AGENT:

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Full application for the proposed erection of an industrial unit and alterations to parking provision.

AT: Land at Lincoln Way Clitheroe Lancashire BB7 1QD

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. The permission shall relate to the development as shown on Drawing Number POZ/08a/DWG 01A (amended plan received by the Local Planning Authority on 18 September 2013)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted amended plans.

3. 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 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 and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the commencement of development, a detailed drainage strategy for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. Within this strategy, surface water shall drain separately from the foul drainage and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be completed, maintained, and managed in accordance with the approved details.

REASON: To secure proper drainage of the development and reduce the risk of flooding in order to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

5. A public sewer crosses the site. No development shall be commenced until either a scheme for the diversion of that sewer has been submitted to and approved in writing by the Local Planning Authority, or the applicant has obtained a "Building Over Agreement" from United Utilities in respect of the sewer and proof of that Agreement has been submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details of either the diversion of the sewer or the "Building Over Agreement".

REASON: To ensure that the development does not cause damage to existing sewerage infrastructure and to secure proper drainage of the development and reduce the risk of flooding in order to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

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

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES