



RIBBLE VALLEY
BOROUGH COUNCIL

24 JUL 2012

FOR THE
SECTION OF

For office use only

Application No.

320120724P

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:	Mr	First name:	A	Surname:	Schofield			
Company name:								
Street address:	47		Country Code:		National Number:		Extension Number:	
	Knowsley Road West		Telephone number:					
	Clayton Le Dale		Mobile number:					
Town/City:	Blackburn		Fax number:					
County:	Lancs		Email address:					
Country:	UK							
Postcode:	BB19PW							
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No								

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jack	Surname:	Bowden			
Company name:	Sunderland Peacock							
Street address:	Hazelmead Pimlico Road		Country Code:		National Number:		Extension Number:	
			Telephone number:		01200 423178			
			Mobile number:					
Town/City:	Clitheroe		Fax number:					
County:	Lancashire		Email address:					
Country:	United Kingdom							
Postcode:	BB7 2AG			jack.bowden@sunderlandpeacock.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Revised layout to existing approval. Ridge height reduced by 375mm, eaves height increased by 1150mm, solar panel added to achieve part L1A building regulations.

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:	47	Suffix:	
House name:			
Street address:	Knowsley Road West		
	Clayton le Dale		
Town/City:	Blackburn		
County:			
Postcode:	BB1 9PW		

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

Easting:	368195
Northing:	432569

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: John Surname: Macholc

Reference:

Decision notice

Date (DD/MM/YYYY):

09/07/2012

(Must be pre-application submission)

Details of the pre-application advice received:

Mr Macholc refused the last application and asked for a full plans application.

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

If Yes, please provide details:

Water butts to be used to recycle surface water collected from the roof.

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

☒ Yes ☐ No

If Yes, please provide details:

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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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Brown rustic facing bricks to match adjacent house

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Previously approved hardrow roofing tiles.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White uPVC

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White uPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

1.3m high close boarded fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Paved parking area to the front

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:

4248 - 01B

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	2	2	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

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Drawing 4248 - 01B

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:

Garage and garden area

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

17. Residential Units (continued)**Market Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		2			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		2			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	2

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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.03

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:

Dwelling.

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: First name: Surname:
Person role: Declaration date: ☒ 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

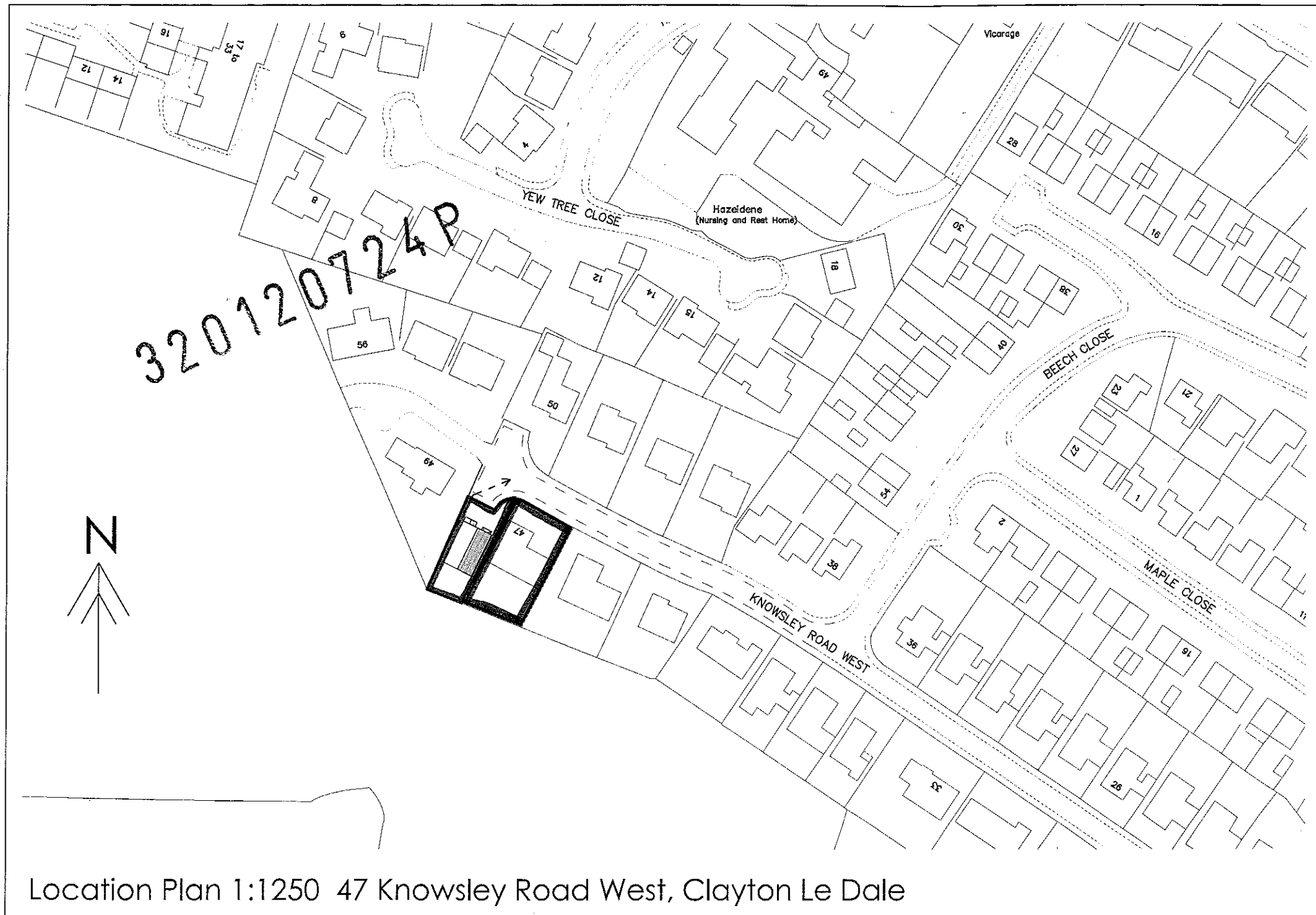
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

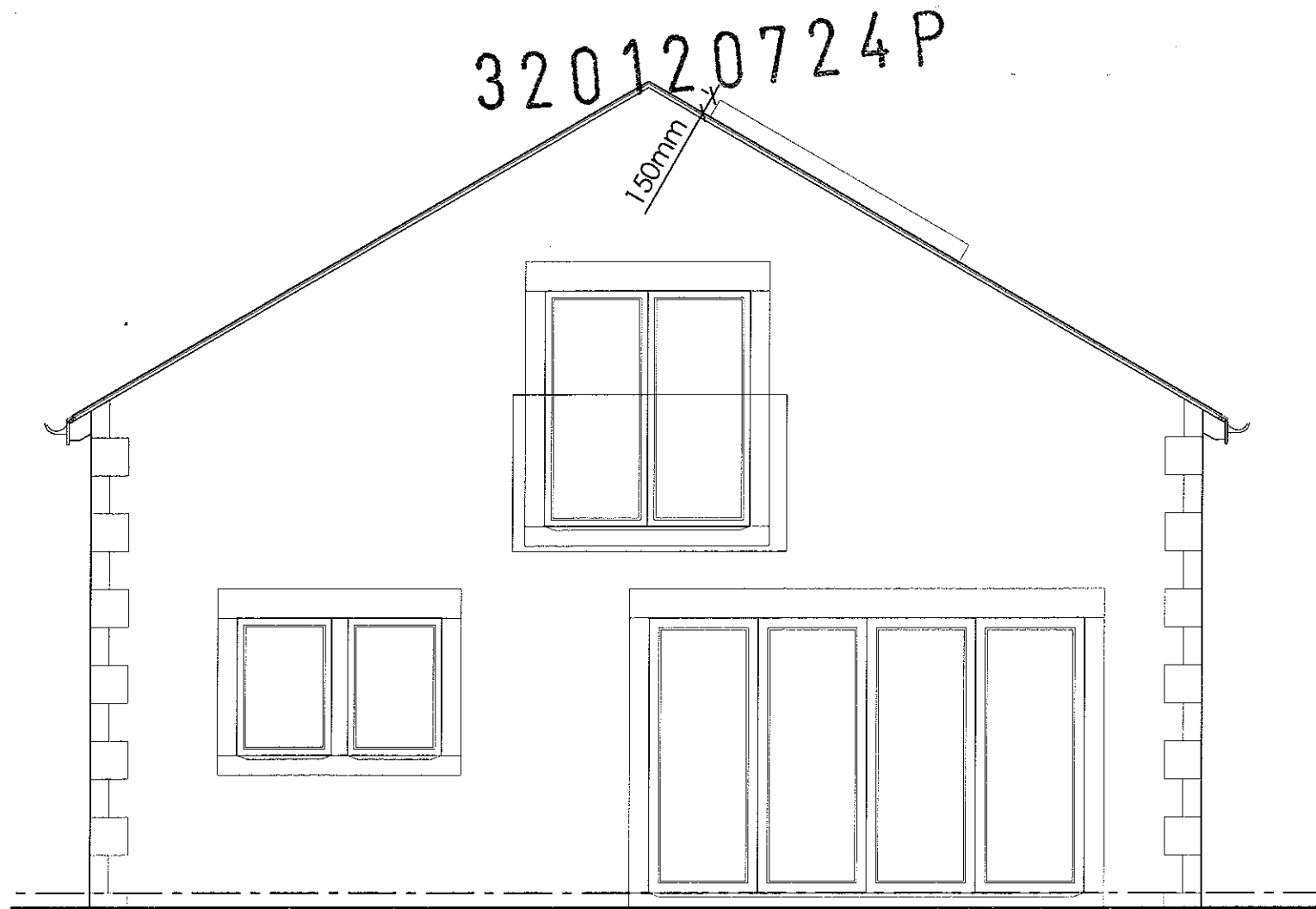
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date



Location Plan 1:1250 47 Knowsley Road West, Clayton Le Dale



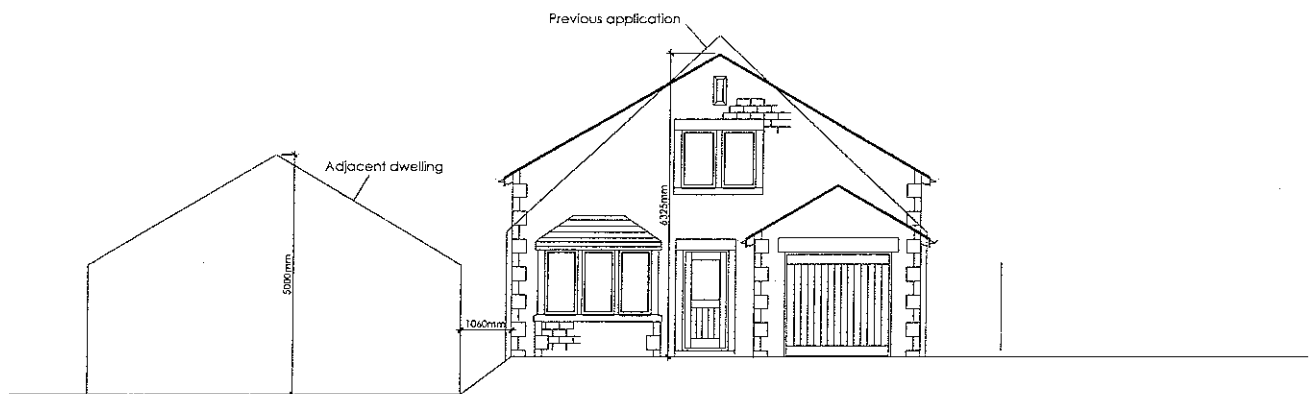
Mr A Schofield
Knowsley Road West
Clayton-Le-Dale

Solar panel elevation detail. Scale 1:50 @A4

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spa
SUNDERLAND PEACOCK ARCHITECTS

DESIGN AND ACCESS STATEMENT FOR
NEW DWELLING ON LAND ADJACENT TO
47 KNOWLSLEY ROAD WEST
WILPSHIRE



Date: 10 August 2012

Job no: 4248

INTRODUCTION

Our client has recently purchased the building plot and inherited a previous design. On receiving the proposals they do not fulfil his requirements and we are applying to modify the design and internal layout slightly.

DESIGN

We have kept the new design in keeping with the previously approved scheme with a lowered ridge height and lower pitch. In doing this we have created another bedroom which better suits our clients needs. The internal design has been re-worked to utilize the space available. Moving the kitchen to the rear of the house makes the most of the morning sun and also the views to the rear. The addition of solar panels into the planning application is to keep in line with current Building Regulation requirements in energy conservation.

MATERIALS

We are proposing to use the previously approved materials to match in with the existing houses. The solar panels will be dark grey in colour and will match as much as possible to the roofing tiles. The frames of the solar panels will also be dark grey. Solar panel projection will be no more than 150mm from the roof finish. (Please see enclosed detailed specification).

ACCESS

The site will be fully accessible, leveled access at ground floor level and also include Ensuite and Cloaks at ground level.

PHOTOVOLTAIC INSTALLATION SPECIFICATION

DATE- 20TH JUNE 2012

1.0 GENERAL

The PV installation shall be designed, supplied, installed and commissioned to provide the following minimum requirements.

Electrical Output – xxxxxxxx kWp

Electrical Energy Generation per year – xxxxxxxx kWh

The complete installation shall be designed, supplied, installed and commissioned by a MCS approved installer, who shall confirm the annual energy generation and associated feed in tariff and payback calculation.

2.0 PV PANELS/ARRAYS

The MCS approved installer shall design, supply, install and commission photovoltaic modules that comply with the international standards: IEC 61215 in the case of crystalline types, or EC 61646 in the case of thin film types. All modules must carry a CE mark.

The photovoltaic array shall include class II modules in order to minimise the earthing arrangement and remove the requirement to earth the array frame, described above.

All DC component ratings of the system shall be derived from the maximum voltage and current of the PV array. This shall take into consideration the system voltage/currents of the connected modules making up the array and the maximum output of the individual modules.

The photovoltaic panels supplied as part of the installation shall come with a minimum 10 year warranty that is backed by a recognised insurer and be manufactured to operate at 90% of their maximum efficiency for the first 10 years and also have a 25 year linear output performance warranty.

Each module is to be rated at an output of no less than xxxx watts and have a module efficiency of no less than 15% and have accreditation for ammonia/salt mist resistance.

Modules are to be MCS and TUV approved.

3.0 MOUNTING

The mounting system/ installation shall comply with MCS requirements and take into account structural, wind and snow loads

The mounting arrangement must ensure compatibility with the existing roof finish - if ballast is required this must be provided as part of the installation and full calculations carried out.

4.0 INVERTER (S)

The MCS approved installer shall design, supply, install and commission a working photovoltaic system that incorporates a suitably sized inverter, capable of withstanding the maximum array

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voltage and current. This design shall include any initial overvoltage period and take into consideration the efficiency of the inverter at lower operating power levels. The inverter must comply a Type Test Certificate to the requirements of Engineering Recommendation G59 and comply with all parts.

The inverter shall include an isolating transformer in order to minimise the earthing arrangement and remove the requirement to earth the array frame, described above. If this is not possible, earthing must be installed in accordance with current regulations and standards.

Labelling is required on the inverter and shall carry a sign "Inverter – isolate AC and DC before carrying out work".

The installation point of the inverter shall be agreed with the customer prior to installation, and must take into account ease of maintenance and future replacement of part or all of the inverter.

The inverter supplied shall as part of the works come with a minimum 5 year warranty and shall have an efficiency of no less than 97.5%

5.0 CONNECTION TO ELECTRICAL DISTRIBUTION

The photovoltaic installation shall be designed, supplied, installed and commissioned to comply with the latest edition of the IEE wiring Regulations 17th Edition BS 7671,

The electrical contractor will ensure that a suitably sized Single Phase or 3Phase distribution board and spare way(s) are provided in a suitable location adjacent to or as near as possible to the inverter, and ensure that the supply cable is of a suitable size to accept the full electrical output of the system.

6.0 WIRING OF THE SYSTEM

The cables used for the DC section of the grid connected photovoltaic system shall be suitable selected to ensure that they can withstand environmental, voltage and current conditions at which they are expected to operate.

The cables shall be rated as a minimum, to the voltage and current ratings of the photovoltaic array, taking into account the configuration of the modules and their maximum output. This shall include the number of modules in a string and the number of strings in an array.

Standard de – rating factors outlined in BS 7671 shall be considered and the cables shall be sized such that the volt drop at standard test conditions (STC) between the array and the inverter is less than 3%.

External cables that may run behind a photovoltaic array must be rated for a minimum temperature of 80 degrees C. They shall also be UV stable, water resistant and withstand the expected external influences

Cable runs shall be kept as short as practicable to minimise the risk of faults. Where long runs are required, suitable labelling is required along the run to identify the DC cable and the potential risk. This shall be as follows: - "Danger, Solar PV Array Cable – High Voltage DC – Live when exposed to light."

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The cables used for the AC section connecting the inverter to the distribution board shall be oversized to minimise voltage drop. A 1% voltage drop or less is recommended in order to prevent the inverter nuisance tripping on over voltage.

AC cables are to be specified and installed in accordance with BS 7671.

All AC and DC cables are to be contained in suitable cable tray, trunking and conduit wherever possible.

7.0 EARTHING AND LIGHTNING PROTECTION

The MCS approved installer shall design, supply, install and commission a working photovoltaic system which complies with the earthing arrangements set out in BS7430, BS 6651 and BS 7671.

Where applicable the MCS installer shall design a system that allows the array frame to be left floating. This system shall utilise class II modules, class II DC cables, class II connectors and be connected to the mains via an inverter with an isolation transformer.

The Inverter shall be treated as standard electrical apparatus and earthed as per BS7671.

Where necessary, the MCS approved installer shall provide details for any lightning protection or bonding that will be required to the earth building system to the customer.

8.0 DC ISOLATOR

The MCS approved installer shall install a DC switch in order to provide a means of manually electrically isolating the entire PV array. Such electrical isolation is required during the system installation and subsequent repair or maintenance work.

Where the design requires a long DC cable run, the MCS approved installer shall install an additional DC switch for safety reason or maintenance work. This shall typically be at the point of entry into the building.

To effectively isolate both the PV array positive and negative, the DC switch shall be double pole and suitably rated for DC operation. An equivalent AC rated switch is not accepted.

The DC switch shall be rated for the system voltage and current and shall be load break rated. It must be labelled as "PV array DC isolator," with the ON and OFF positions clearly marked.

A miniature circuit breaker (MCB) may be used as a DC switching device provided it meets all the above requirements, and shall be suitably chosen so as not to operate falsely for switching surges and transients. It is recommended that such equipment be installed in addition to the above.

9.0 AC SWITCH DISCONNECTOR

The MCS approved installer shall install a manual AC switch disconnector that must be located in an accessible position within the building as in G59. This shall typically be adjacent to the consumer unit.

The AC switch disconnector shall be installed in accordance with BS 60947-3 and must switch all live and neutral conductors.

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The AC switch disconnecter must be securable in the off position only and must be simple to secure using a standard padlock. Devices that require a separate removable adaptor or special key to enable them to be secured are not acceptable.

Labelling shall be provided on the AC switch disconnecter and must clearly show the ON and OFF positions. The device shall be labelled as "PV system – main AC isolator."

An additional AC switch disconnecter shall be installed adjacent to the inverter if the AC switch connector and inverter are not in the same room. This is to facilitate maintenance of the AC cable run and inverter.

10.0 METERING

In order for the customer to claim the FIT and export tariff available, metering of the PV system is required. This shall include a generation meter on the output of the inverter.

The meter must be able to display/ record the energy delivered by the PV system and have a function for remote monitoring.

Where possible, the generation meter shall be installed adjacent to the distribution board and main AC isolator, thereby enabling easy access.

11.0 OTHER SERVICES

Where applicable, notifications must be submitted to the Distribution Network Operator (DNO) under Engineering Recommendations G59, or other appropriate recommendation. These shall include any network impact assessment.

12.0 TESTING AND COMMISSIONING

Inspection and testing of the completed PV system to the requirements of BS7671 : 2008 must be carried out and documented.

This shall include the Electrical Installation Certificate for the AC circuits, which includes a schedule of items inspected and a schedule of test results.

The MCS approved installer shall further provide the G59 (Installation Commissioning contractor form)

The MCS approved installer shall also provide PV commissioning test sheets for the PV array and DC circuits

The MCS approved installer shall further provide the G59 or other appropriately required Installation Commissioning Confirmation Form for each system and submit to the DNO.

In order to be compliant with the DNO the MCS approved installer shall:-

Programme the inverter such that the automatic protection system operates at:

- a) Operating voltage greater than 264v phase to neutral
- b) Operating voltage less than 207v phase to neutral
- c) Operating frequency greater than 50.5 Hz
- d) Operating frequency less than 47 Hz

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Dual supply labelling shall be provided at the service termination, meter position and all points of isolation to indicate the presence of on – site generation and indicating the position of the main AC switch disconnector.

At the point of interconnection, the following information is to be displayed:

- a) Circuit diagram showing the relationship between the inverter equipment and supply.
- b) Summary of the protection settings incorporated within the equipment
- c) A contact telephone number of the supplier/ installer of the equipment

The MCS approved installer shall provide all test results and commissioning data to the customer.

13.0 LABELLING

The MCS approved installer shall design, supply, install and commission appropriate labelling, with all labels being clear, easily visible, constructed and affixed to last and remain legible for the lifetime of the system.

The labelling shall include the following:

PV array DC junction Box – “Danger- contains live parts during daylight”
“Do not disconnect DC plugs and sockets under load – turn off AC supply first
PV Array DC Isolator – “Danger – contains live parts during daylight”
Inverter – “Isolate AC and DC before carrying out work”
“PV System – Main AC Isolator”
“Do not work on this equipment until it is isolated from both mains and onsite generation supplies”

14.0 OPERATION AND MAINTENANCE MANUAL

The MCS approved installer shall provide the following information as a minimum to the customer:

Copy of MCS certificate
Copy of Building Regulation Notification Certificate
Copy of the basic system information
Single line electrical schematic
Details of all major components used together with manuals where appropriate
Test results and commissioning data comprising:
Electrical installation certificate
PV commissioning test sheets
G59/2 or other appropriate commissioning conformation form
Operation and maintenance details comprising:
Procedures for verifying correct system operation
Checklist of what to do in case of a system failure
Shutdown/isolation and start up procedures
Maintenance and cleaning recommendations
Warranty
Warranties information
Contacts
Contact details