

Application for Planning Permission
Town and Country Planning Act 1990

21 SEP 2012

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.

FOR THE
ATTENTION OF

1. Applicant Name, Address and Contact Details

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

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Campbell Driver Partnership				
Street address:	Capricorn Park			Country Code	National Number
	Blakewater Road			Extension Number	
				Telephone number:	01254 297700
				Mobile number:	
Town/City	Blackburn			Fax number:	
County:	Lancashire			Email address:	
Country:	UK				
Postcode:	BB1 5QR				

3. Description of the Proposal

Please describe the proposed development including any change of use:

classroom and office extension

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:	blackburn rovers academy		
Street address:	brockhall village		
	old langho		
Town/City:	langho		
County:	lancs		
Postcode:	BB6 8FA		

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

Easting:	369837
Northing:	436939

Description:

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):

Walls - description:

Description of *existing* materials and finishes:

blue, buff and red banded facing brickwork

Description of *proposed* materials and finishes:

blue, buff and red banded facing brickwork

Roof - description:

Description of *existing* materials and finishes:

grey profiled metal roof sheets to pitched roof

Description of *proposed* materials and finishes:

grey single ply membrane to flat roof

Windows - description:

Description of *existing* materials and finishes:

blue polyester powder coated metal frames

Description of *proposed* materials and finishes:

blue polyester powder coated metal frames

9. (Materials continued)

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Doors - description:Description of *existing* materials and finishes:

blue polyester powder coated metal frames

Description of *proposed* materials and finishes:

blue polyester powder coated metal frames

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	80	80	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 training ground and academy

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 'B55837: 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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	1130.0	0.0	227.0	227.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		1130.0	0.0	227.0	227.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

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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	
D1							☒

21. Site Area

What is the site area?

00.90

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:

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: Mr First name: campbell driver Surname: partnership

Person role: Agent Declaration date: 21/09/2012 ☒ 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

Title: Mr First Name: campbell driver Surname: partnership

Person role: Agent Declaration date: 21/09/2012 ☒ 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. I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 21/09/2012

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DESIGN AND ACCESS STATEMENT

for

PROPOSED

classroom and office extension

at

**blackburn rovers academy
brockhall village
old langho**

campbell driver partnership
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

09 169
21 09 12

1.0 General

- 1 1_ This statement accompanies the following drawings submitted with a Planning Application to Ribble Valley Borough Council:
- 09.169.02a OS location plan
 - 09.169.03a existing plan and elevation
 - 09.169.04d proposed plan and elevation

2.0 Design

2 1 Use

The proposal is for the construction of a single storey infill extension to provide a new classroom and additional ancillary office space

The extension is intended to service the requirements of the existing Academy.

The development site is within an 'established business and industrial area' and the proposal conforms to the Ribble Valley Borough Council's Local Plan.

The proposal is for a two classroom scheme which is similar, but larger, than a scheme which was given planning consent on 24.09.2010 ref:3/2010/0669.

2 2 Amount

The development has been restricted to within an existing recess at the rear of the building.

The proposal is for a small extension of about 227m².

2 3 Layout

The existing layout of the surrounding area and buildings will be unaffected by the proposals.

2 4 Scale

The development is of a small scale in comparison to the overall scale of the existing building and site.

2.5 Landscaping

The existing landscape of the area will be unaffected by the development

2.6 Appearance

The external appearance of the extension will be as the existing building

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3.0 Access

3 1 Vehicular Access

The existing vehicular access to the site will be utilised for access and servicing the extension

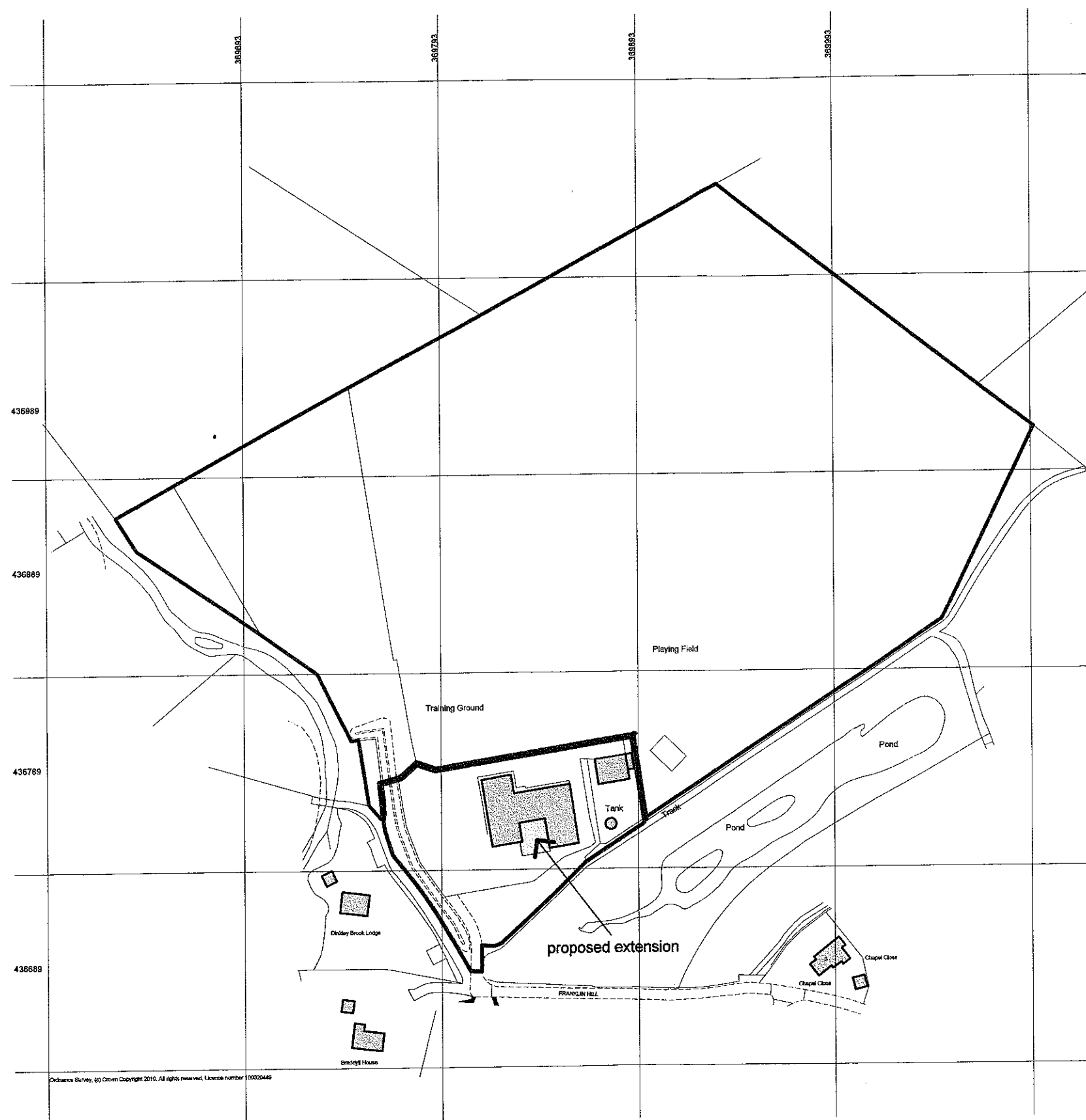
The existing car parking spaces are to be retained to service the building and extension.

3 2 Inclusive Access

Pedestrian access to/from the development site will utilise the existing pedestrian access

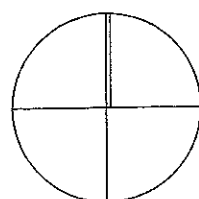
Existing visitor and disabled parking will be utilised for the proposed extension.

The extension has been designed in accordance with the DDA requirements to ensure full inclusive access to the extension.



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North



0 40 80 120 160 200m



scale 1:2500

campbelldriverpartnership
architects designers surveyors

client: **blackburn rovers football & athletic plc**

project: **academy**
brockhall village, old langho

sheet: OS Location Plan

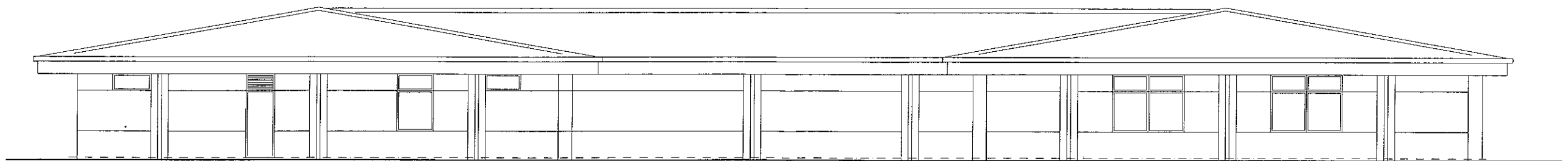
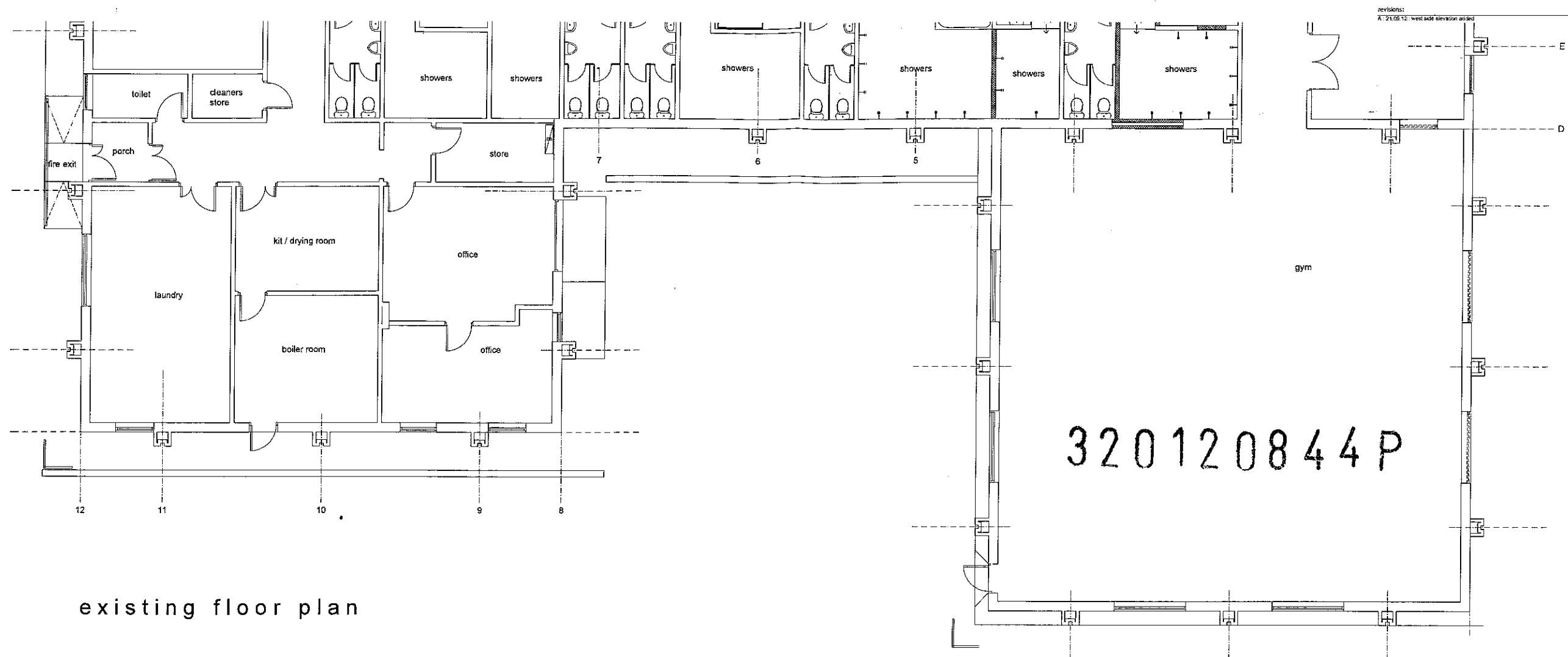
dwg no: 09.169	02	A
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scale: 1:2500 @ A3

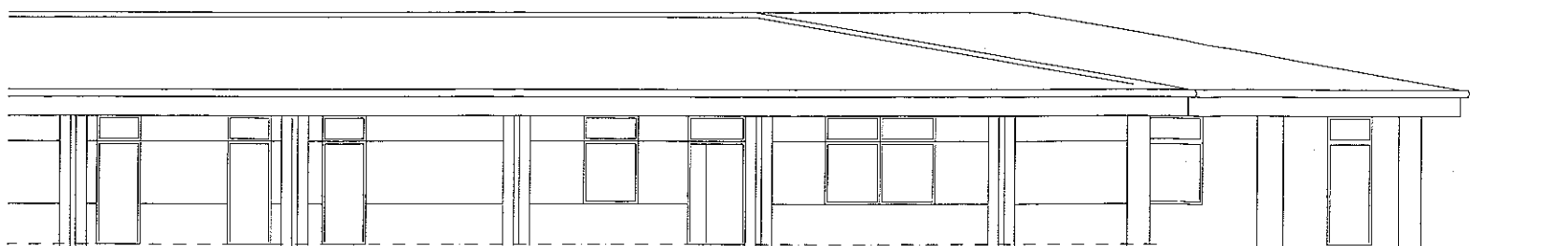
date: 29.07.10

drawn: a w s

capricorn park
blackwater road
blackburn bb1 5qr
t: 01254 297700
f: 01254 297701
email: design@cdparchitects.co.uk



existing south elevation



existing west elevation



campbelldriverpartnership
architects designers surveyors

Site: blackburn rovers football & athletic plc

Project: academy - classroom extension
brockhall village - old langho

Client: existing plan + elevation

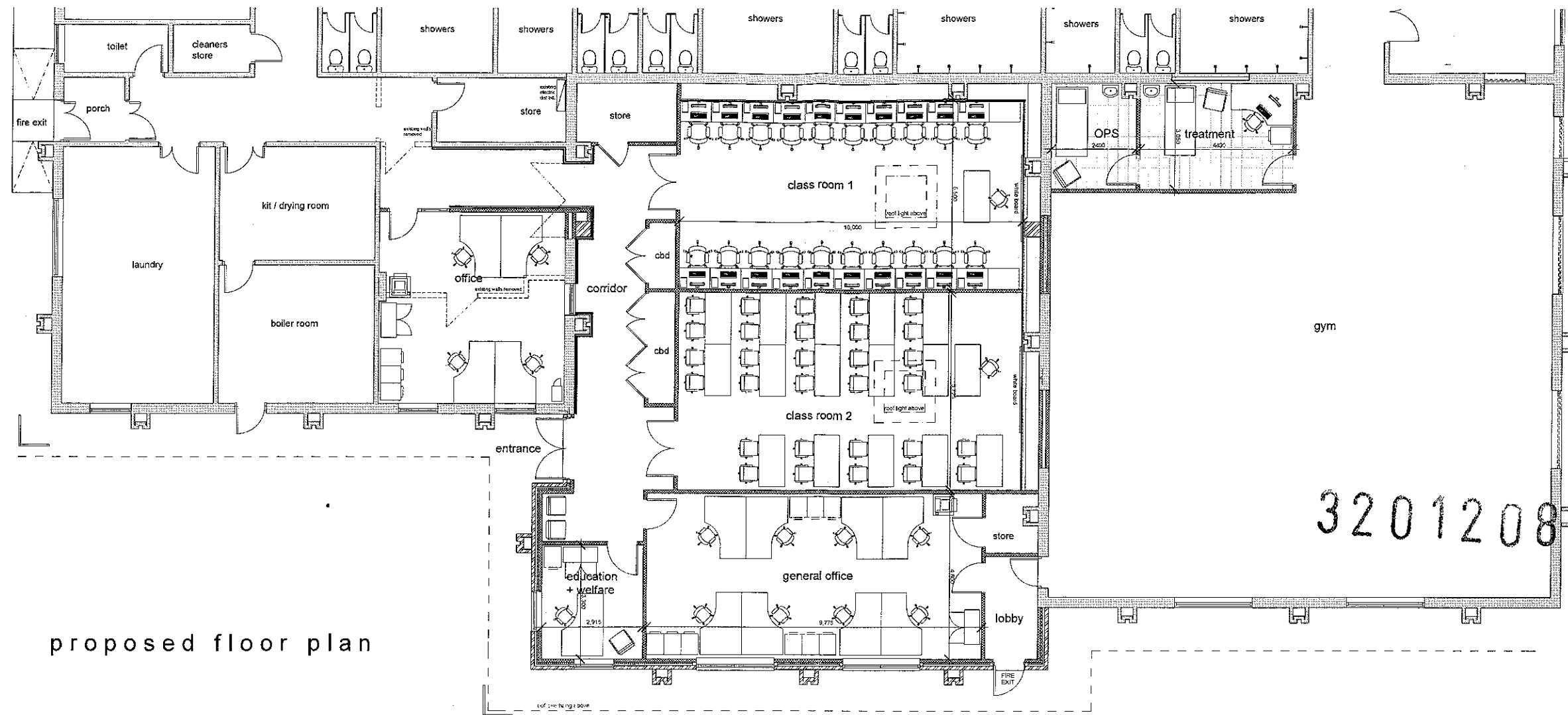
diag no: 09.169	03	A
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scale: 1:50 @ A0
date: 15.07.10
drawn: A W S

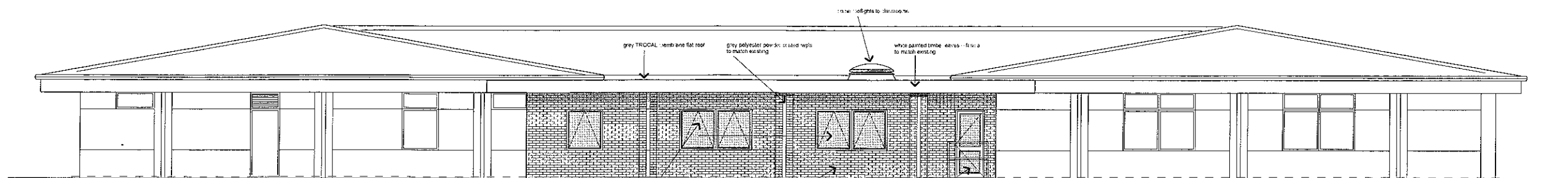
campbell driver partnership
blackburn road
blackburn, BB1 1JF
t: 01534 267701
e: 01534 267702
c: 01534 267703

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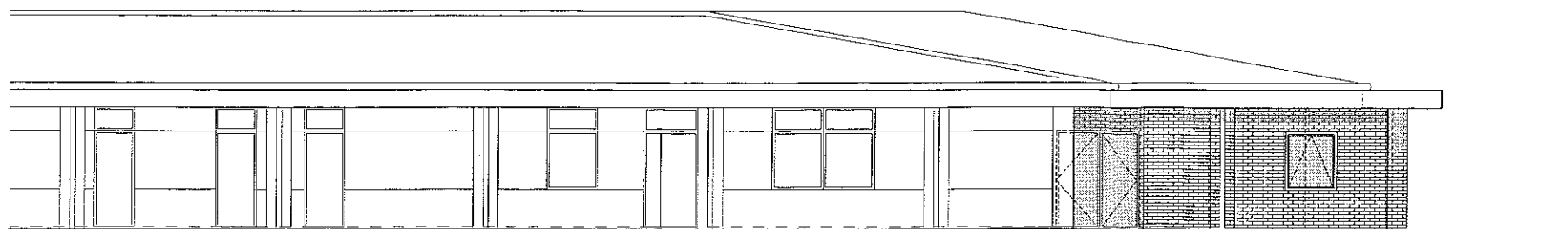
revisions:
 B: 25.07.12: new scheme layout
 C: 17.06.12: office layout amended
 D: 21.09.12: west side elevation added



proposed floor plan



proposed south elevation



proposed west elevation

0 1 2 3 4 5m
 scale 1:50

campbelldriverpartnership
 architects designers surveyors

client: **blackburn rovers football & athletic plc**
 project: **academy - classroom extension**
 location: **brockhall village old langho**

drawn: **proposed plan + elevation**

dep. no:	09.169	04	D
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scale:	1:50 @ A0	casualty park
date:	15.07.10	blackburn road
drawn:	8/10	blackburn road
		blackburn road
		blackburn road

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