

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0254

DECISION DATE: 24 May 2013

DATE RECEIVED: 08/03/2013

APPLICANT:

Dunbia
Castill Laithe Abattoir
Gisburn Road
Sawley
Lancashire
BB7 4LH

AGENT:

MCH Architects
44 Circular Road
Dungannon
Tyrone
N. Ireland
BT71 6BE

DEVELOPMENT PROPOSED: Proposed chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory.

AT: Castill Laithe Abattoir Gisburn Road Sawley Lancashire BB7 4LH

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 Numbers 1309-100,101,102 & 103.

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

3. The development shall be carried out in accordance with the recommendations of the Protected Species Survey Report by Corvus Consulting (report no COR13/E0324/F) that was submitted with the application. In particular:

1. In the event that Great Crested Newts are encountered at the proposed development site, all construction works shall cease immediately and the advice of a suitably qualified person shall be obtained.

2. There shall be no illumination of the line of trees adjoining the southern boundary of the site.

Reason: In order to ensure that the development will not adversely impact upon the protected species of bats and Great Crested Newts in order to comply with the requirements of saved Policies ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Relevant planning policy

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.

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Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy ENV7 - Species Protection.
Policy ENV10 - Development Affecting Nature Conservation.
Policy EMP8 - Extensions/Expansions of Existing Firms

Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.
Policy DMG1 - General Considerations.
Policy DMG2 - Strategic Considerations.
Policy DME2 - Landscape and Townscape Protection.
Policy DME3 - Site and Species Protection and conservation.
Policy DMB1 - Supporting Business Growth and the Local Economy.

National Planning Policy Framework

The proposed development represents an improvement of an established business to the benefit of the local economy and without any seriously detrimental effects upon visual amenity, wildlife/protected species or highway safety.

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