

**RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

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

Telephone: 01200 Fax: 01200 414488  
425111

Planning Fax: 01200 414487

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2016/0059

**DECISION DATE:** 08 April 2016

**DATE RECEIVED:** 12/01/2016

**APPLICANT:**

Mr J Ashcroft  
Ribble Valley Estates Ltd  
Clitheroe Road  
whalley  
Clitheroe  
BB7 9AH

**AGENT:**

Mr C Stanton  
44 York Street  
Clitheroe  
BB7 2DL

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**DEVELOPMENT PROPOSED:** Construction of new detached (B1 use) industrial unit and extension of existing industrial unit to provide an additional (B1) unit, along with alterations to existing car parking layout.

**AT:** Whalley Industrial Park Clitheroe Road Whalley BB7 9AH

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 no later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the details shown on drawing nos:

1560/PL01 rev B (amended plan received 05/04/16)

1560/PL02 rev A

1560/PL03 rev A

**REASON:** For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

3. Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure that the Local planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

6. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
  - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

7. Prior to the first use or occupation of each unit of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

8. No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved is first occupied and shall thereafter be maintained in accordance with the approved details.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

9. No external lighting shall be installed on either the new or extended units, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. No goods, materials, waste products, containers or vehicle trailers shall be stored on land outside the building hereby approved.

Reason: In order to ensure a satisfactory appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The units hereby approved shall only operate between the hours of 07:00-19:00 Monday to Friday inclusive, and 08:00-13:00 on Saturday and not at all on Sunday and Bank Holidays.

Reason: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. There shall be no deliveries to the site or collections from the site between the hours of 1900 and 0700 hours, and none at all on Sundays and bank Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

13. There shall be no movements of HGV's or forklift trucks within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

Reason: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300 on Saturday. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working hours.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

15. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended) or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the units hereby approved shall only be used for the purposes of use class B1.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1 and DMB1 of the Ribble Valley Core Strategy.

16. The car parking and manoeuvring areas shall be marked out in accordance with the approved plan (1560/PL01 rev B - amended plan received 05/04/16) before any part of the development hereby approved is brought into use and maintained thereafter.

Reason: To allow for the safe and effective use of the parking areas in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

17. Within three months of the commencement of development hereby approved, a scheme for the provision of cycling facilities within the car parking area shall have been submitted for the written approval of the Local Planning Authority. The cycling facilities shall then be provided in accordance with the approved scheme before any part of the development hereby approved is brought into use and retained/maintained thereafter.

Reason: To allow for the effective use of the parking areas and to encourage the use of sustainable means of transport in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

18. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include the following details:-

"The parking of vehicles of site operatives and visitors;

"Loading and unloading of plant and materials used in the construction of the development;

"Storage of such plant and materials;

"Wheel washing facilities;

"Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)

"Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: In the interest of the amenity of the area and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

19. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Clitheroe Road. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the construction works, and the developer shall make good any damage to Clitheroe

Reason: To maintain the construction of Clitheroe Road in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

20. In the event that contaminated ground is found within the site during construction, this should be reported to the contaminated land officer at the local planning authority. Works in the location of the contaminated ground should cease and the area cordoned off. A Competent Person shall be appointed to undertake sampling and analysis of the suspected contaminated materials, and a report containing details of sampling methodologies and analysis results, together with recommended remediation methodologies, shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during each phase of development, a Verification Statement shall be forwarded in writing to the local planning authority prior to occupation of each phase of development, confirming that no adverse ground conditions were found.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of Ribble Valley Core Strategy.

**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.
3. 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.

 JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES