

320160311P

For office use only Application No. Fee paid £ 1540 - Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.u

Application for Planning Permission. Town and Country Planning Act 1990

ublication of applications on planning authority websites.

lease note that the information provided on this application form and in supporting documents may be published on the Authority's website. you require any further clarification, please contact the Authority's planning department.

1. Applicant I	Name, Address and Contact Details				
Title: Mr	First name: STEVEN	Surname: RO	NCHETTI		
Company name	E & D PLANT HIRE				
Street address:	C/O ML PLANNING CONSULTANCY LTD		Country Code	National Number	Extension Number
		Telephone number:			
		Mobile number:			
Town/City					
County:		Fax number:		_ '	
Country:	United Kingdom	Email address:			
Postcode:					<u> </u>
Are you an agent	acting on behalf of the applicant?	Yes (No			
2. Agent Nam	e, Address and Contact Details				
Title: Mrs	First Name: Melanie	Surname: Lav	vrenson		
Company name:	ML Planning Consultancy Ltd		·		
Street address:	5 Bobbin Mill Cottages		Country	National Number	Extension
	Stubbins Lane	Telephone number:	Code	01995 640135	Number
	Claughton on Brock	Mobile number:		7	
Town/City	Preston			J [
County:	Lancashire	Fax number:			
Country:	United Kingdom	, Email address:			
Postcode:	PR3 OPL	mel@mlplanning.co.uk			
. Description	of the Proposal				
	e proposed development including any change of use:				
WRCTION OF NEV	COMMERCIAL BUILDING IN CONNECTION WITH EXISTING PL	ANT HIRE BUSINESS			
	unth or change of use already started?	s (♠ No			

1. Site Addres	is Details		
Full postal address	s of the site (including full postcode where available)	Description:	
House:	Suffix:	_	
House name:	Pendle Trading Estate		
Street address:	Clitheroe Road		
		-	
	Chatburn		
Town/City:			
County:	Lancashire]	
Postcode:	BB7 4JY		
Description of loc (must be complet	tation or a grid reference ted if postcode is not known):		
Easting:	376376		
Northing:	443550		
5. Pre-applica	ation Advice		
Has assistance or	prior advice been sought from the local authority about this applic	cation? Yes No	
5. Pedestrian	and Vehicle Access, Roads and Rights of Way		
	ed vehicle access proposed to or from the public highway?	Yes (No	
	ed pedestrian access proposed to or from the public highway?	C Yes (No	
	_	_	
·	W Public 10000 to 20 Protestor services		
	w public rights of way to be provided within or adjacent to the site		
Do the proposals	s require any diversions/extinguishments and/or creation of rights	of way? Yes No	
7. Waste Stor	rage and Collection		
Do the plans inco	orporate areas to store and aid the collection of waste?	C Yes (No	
	ents been made for the separate storage and collection of recyclabl	e waste? Yes (No	
2 8 4 4 4 4 4 4	Flove (Marshau		
s. Authority	Employee/Member		
	the Authority, I am:		
(b) ar	member of staff n elected member		
(c) re	elated to a member of staff elated to an elected member		
(a) re	Do any of these statemen	ts apply to you? Yes (No	
). Materials			
Please state wha	at materials (including type, colour and name) are to be used exter	nally (if applicable):	
Walls - descrip			
Description of ex	xisting materials and finishes:		10 10 10
	proposed materials and finishes:		
CONCRETE BLO			
Roof - descripti	ion:		
Description of e	existing materials and finishes:		
m	proposed materials and finishes:		
BOX PROFILE TI	IN SHEETS IN GOOSEWING GREY		
Doors - descrip			
Description of e	existing materials and finishes:		
	proposed materials and finishes:		
	TEEL ROLLER SHUTTERS		
			12

y. (materiais continued)					
-Are you supplying additional informat	ion on submitted plan(s)/c	drawing(s)/design and acces	s statement?	6	v
If Yes, please state references for the pi			5 Statement;	(•	Yes (No
ML/ED/5517 ELEVATIONS, GROUND AN					
LOCATION PLAN DESIGN AND ACCESS STATEMENT					
DESIGNATION NECESSISTATEMENT					
10. Vehicle Parking					
Please provide information on the exist	ting and proposed numbe	r of on-site parking spaces:			
Type of vehicle		Existing number	Total proposed (include	ding spaces	Difference in
Cars		of spaces	retained)		spaces
Light goods vehicles/public carr	rier vehicles	2	13		8
Motorcycles		0	0		0
Disability spaces		0	0		0
Cycle spaces		0	0		. 0
Other (e.g. Bus)		0	0		0
Short description of Oth	ner				
		a nasa an ang ing pagamang ng nasipadawanan an ang nag 195 an an an ananan ang nag	de Salva von de deux meren er Apple 1921 f. al en er brannen i de 13, 2000 desimble e m	and the second s	not the control of th
i1. Foul Sewage					
Please state how foul sewage is to be d	lisposed of:				
Mains sewer	Packac	ge treatment plant	٦.	Unknown	
Septic tank	Cess pi			CINGIOWII	
Other	ccs pi	Ľ	_		
N/A					
Are you proposing to connect to the ex	isting drainage system?	C Yes @	No C Unknown		
		(,63 (- CONTINUENT		
12. Assessment of Flood Risk					
Is the site within an area at risk of floodi	ing? (Refer to the Environn	ant Agonods Flood Man sh			
flood zones 2 and 3 and consult Enviror	nment Agency standing ad	lvice and your local planning	authority		
requirements for information as necessary	•		C Yes C	No	
If Yes, you will need to submit an appro	priate flood risk assessmer	nt to consider the risk to the	proposed site.		
Is your proposal within 20 metres of a w	/atercourse (e.g. river, strea	am or beck)?	← Yes ← No		
Will the proposal increase the flood risk	elsewhere?	`Yes 🕝 No			
How will surface water be disposed of?	•		3		
Sustainable drainage system		Main sewer		Pond/lake	
Soakaway		Existing watercourse			
12 Diadinarily and Contactor	16				
13. Biodiversity and Geologica	al Conservation				
To assist in answering the following que	stions refer to the guidance	e notes for further informat	ion on when there is a reaso	nable likelihood that	any important biodiversity
or geological conservation features may	De present or nearby and	whether they are likely to b	e affected by your proposal	S.	
Having referred to the guidance notes, is	s there a reasonable likelit	ond of the following being	effected adversals or conse		11 1
on land adjacent to or near the applicati	on site:	lood of the following being	anected adversely of consei	ved and ennanced w	ithin the application site, OR
a) Protected and priority species					
Yes, on the development site	C V				
res, on the development site	(Yes, on land ad	jacent to or near the propos	ed development	(● N	0
b) Designated sites, important habitats of	or other biodiversity featur	es			
Yes, on the development site	Yes, on land ad	jacent to or near the propos	ed development	. (N	la.
		, and and propos		/ V	77
c) Features of geological conservation in	nportance				10
Yes, on the development site	Yes, on land ad	acent to or near the propos	ed development	(€ N	0

♠ No

Is the site currently vacanit? Yes No Does the proposal involve any of the following? If yes, your will need to submit an appropriate contamination assessment with your application. Land where contamination is suspected for all or part of the site? Yes No Appropriate the particularly vulnerable to the presence of contamination? The same that require each of the proposal development site? Yes No And/or Are there trees or hedges on land adjacent to the presence of contamination in suspected for all or part of the site? Yes No And/or Are there trees or hedges on land adjacent to the presence of contamination? The same there trees is not hedges on land adjacent to the presence of contamination of the site	PLANT HIRE	YARD	<u> </u>	· · · · · · · · · · · · · · · · · · ·		<u> </u>	
If yes, you will need to submit an appropriate contamination assessment with your application. Land which is know to be contaminated? Yes No Aproposed use that would be particularly vulnerable to the presence of contamination? Yes No Aproposed use that would be particularly vulnerable to the presence of contamination? Yes No Are there trees or hedges on the proposed development site? Yes No No Analose Are there trees or hedges on the proposed development site? Yes No No Analose Are there trees or hedges on the proposed development site? Yes No No Analose Are there trees or hedges on the proposed development site? Yes No No Analose Are there trees or hedges on the proposed development site? Yes No			Yes	(No			
Land where contamination is suspected for all or part of the ste? A proposed use that would be particularly vulnerable to the presence of contamination? 15. Trees and Hadges Are there trees or hedges on the proposed development ste? Yes © No Notice for the their trees or hedges on land adjacent to the proposed development at the that could influence the development or might be important as part of the local landscape character and the development or might be important as part of the local landscape character and the contract planning authority thould make clear on its website what the survey's moule contain, in accordance with the current 155027. Trees in relation to draigh, demolition and construction - Recommendations'. 16. Trade Effluent Does the proposal involve the need to dispose of trade effluents or weste? 17. Residential Units Does your proposal involve the loss, gain or change of use of non-residential floorspace? Use classifype of use Disting gross Internal floorspace to land the contained to the proposed development (square metros)	Does the proof of yes, you w	oposal involve any vill need to submit	an appropriate contamina		plication.		
A proposed use that would be particularly vulnerable to the presence of contamination? Yes No Note there trees or hedges on the proposed development stef And/or Are there trees or hedges on the proposed development stef Yes No Note there is no hedges on the proposed development stef Yes No Note there is no hedges on the proposed development stef Yes No Note that 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 accordance with the current 185897. Trees in relation to design, denoition and construction. Necommendations. 16. Trade Effluent Does the proposal involve the need to dispose of trade effluents or waste? Yes No 17. Residential Units Does your proposal involve the need to dispose of trade effluents or waste? Vise class/type of use Disting gross internal floorspace (equare metrus) No Per Solve No 18. All Types of Development: Non-residential floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace (equare metrus) No Per Solve No 18. All Types of Development: Non-residential floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace (equare metrus) No Per Solve No 18. All Types of Development: Non-residential floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace (equare metrus) No Per Solve No 10. Quare metrus) No Per solve Non-residential floorspace (equare metrus) No Does not proposed involve the loss of proposed (equare metrus) No Does not proposed (equare metrus)	Land which	is known to be co	ntaminated?	Yes 🌀 No			
15. Trees and Hedges Ane there trees or hedges on the proposed development site? 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 andscape character? If yes to either or both of the above, you may need to provide a fall 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, if a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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, if a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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, if a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority, if a Tree Survey is required, this and the accompanying plan should be submitted alongside. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Yes in No. 17. Residential Units Does your proposal Involve the loss of residential units? Use class/type of use List classified for the above the class of trade effluents or waste? List classified the plan or loss of residential linits? List classified for the above the class of the survey should contain, in accordance with the survey should contain, in the survey should contain, in the survey should contain. List classified for the above the loss of the survey and the survey should contain, in the survey sh						_	
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Does your proposal include the gain or loss of residential units?	17 Posis	iontial Unite					
Dees your proposal involve the loss, gain or change of use of non-residential floorspace? C Yes C No					W 6 N=		
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Discription					ce?		
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A1 Shops Net Tradable Area 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 estabishments 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 <td< th=""><th colspan="2">Use class/type of use</th><th>internal floorspace</th><th>internal floorspace to be lost by change of use or demolition</th><th>floorspace proposed (including changes of u</th><th>internal floorspace se) following development</th></td<>	Use class/type of use		internal floorspace	internal floorspace to be lost by change of use or demolition	floorspace proposed (including changes of u	internal floorspace se) following development	
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A3 Restaurants and cafes 0.0 0.0 0.0 0.0 A4 Drinking estabishments 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 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 0.0 0.0 0.0 0.0 D2 Assembly and leisure 0.0 0.0 0.0 290.4 290.4 Other Please Specify 0.0 0.0 0.0 290.4 290.4 For hot				0.0	0	0	0.0
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B8 Storage or distribution 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.						.0	0.0
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C2 Residential institutions 0.0 0.0 0.0 0.0 0.0 D1 Non-residential institutions 0.0 0.0 0.0 0.0 0.0 D2 Assembly and leisure 0.0 0.0 0.0 0.0 0.0 Other Please Specify 0.0 0.0 0.0 290.4 290.4 Total 0.0 0.0 0.0 290.4 290.4 For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms: Existing rooms to be lost by change of use Total rooms proposed (including Net additional rooms							0.0
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Existing rooms to be lost by change of use Total rooms proposed (including Net additional rooms	Can batala	- residential institu			all alternatives with the second seco		
or demolition changes of use)	-			Existing rooms to be lost by	change of use Total roo		Net additional rooms
		use Class	rypes of use	or demolition	n e	hanges of use)	
						'	

14. Existing Use

Please describe the current use of the site:

19. Employment

1f known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	5	0	0
Proposed employees	5	0	0

20. Hours of Opening

Use Monday to Friday Start Time End Time		End Time	Start Tin	Saturday ne End Time	Sunday and Bank Holidays Start Time End Time		Not Known
Other	07:30:00	17:00:00	07:30:00	12:00:00			Г
21. Site Ar	ea	16	•				
What is the sit	te area?	290.4 sq.metre	Sign of the control o				
	rial or Commer	cial Processes and i	Machinery				
	oe the activities and nery whic h may be		e carried out on the s	ite and the end products	including plant, venti	lation or air conditioning. Plea	se include the
****	and the Manager and Tarent The Carlo Rev. 14	existing plant hire on site					
ls the proposa	al for a waste manag	gement development?		C Yes (No			
23. Hazard	lous Substance	es .					
is any hazardo	ous waste involved	in the proposal?	C Yes G	' No			
24. Site Vis	it						
Can the site b	e seen from a publi	c road, public footpath, br	idleway or other pub	lic land?	C Yes C	No	
If the planning	g authority needs to	o make an appointment to	carry out a site visit,	whom should they conta	ct? (Please select only	y one)	
C The agen	t 🕝 The	applicant C Other	person				
DE Contific		(a A)	<u> </u>				
is. Certific	cates (Certifica	te A)	Certificate of	Ownership - Certificate	A		
cortifu/The a		d Country Planning (Dev	elopment Managem	ent Procedure) (Englar	d) Order 2015 Certif		
reenold intere:	st or l <mark>easeh</mark> old intere	est with at least 7 years left t	o run) of any part of t	he land to which the app	lication relates, and th	was the owner (owner is a personat none of the land to which t	he application
elates is, or is	part of, an agriculti	ıral holding (<i>"agricultural i</i>	nolding" has the mean	ing giv en by reference to t	he definition of "agricu	ltural tenant" in section 65(8) of	the Act).
Title: Mrs	First nar	me: Melanie		Surname	LAWRENSON	<u>.</u>	
Person role:	Agent	Declar	ation date:	18/03/2016		Declaration made	
26. Declara	ation				· · · · · · · · · · · · · · · · · · ·		
.v. vetidit							

