

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: JOHN MACHOLC
direct line: 01200 414502
e-mail: john.macholc@ribblevalley.gov.uk
my ref: JM3/2019/1061
your ref:
date: 27 May 2019

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Dear Sirs

RE: The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No.2 (2014) (LDO): Prior Notification of Development

Development: Advanced Manufacturing Research Centre (North West) on a development plot at the South East end of the Enterprise Zone.

I refer to your Prior Notification submission for the above developments to accord with the terms of Local Development Order No.2 (2014).

Thank you for your submission and supporting documentation. Following assessment of amended site plans as detailed below I am happy to confirm that this authority considers that erection of an Advanced Manufacturing Research Centre on the development plot at the South East end of the Enterprise Zone constitutes permitted development under Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order (No.2) 2014. Minor amendments to plans are summarised as follows:

AMRC Building

- Vertical articulation retained
- Separation between bays omitted to rationalise design (south elevation)
- Bay projection reduced from 1500mm to 750mm (south elevation)
- Slot windows omitted from workshop to create a 'black box' controlled space (south, west and east elevations)
- Vertical fixing fins to break down the mass of elevation (north elevation)
- Glazing bars to be removed from workshop (east and west elevations)

External changes/landscaping amendments:

- Hardstanding to be reduced
- Tree planting to be reduced
- Landscaping to be concentrated on screening the car park
- Service yard corner to be replaced with wild flow planting area
- Trees to be removed from swale (improved drainage)

Please note that this determination has been made with reference to a suite of documents which for the avoidance of doubt have been listed below; construction should be in line with this list unless otherwise agreed in writing with Ribble Valley Borough Council.

I trust this is of assistance but if you have any queries please do not hesitate to make contact.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Macholc'. The signature is written in a cursive style with a large initial 'J'.

JOHN MACHOLC
Head of Planning Services

Schedule of Approved Documentation (including approved and amended where relevant)

- Supporting Documents
 - Local Development Order Conditions Summary (Michael Edgar : 19th November 2019)
 - Design & access statement (832-CPA-ZZ-ZZ-RP-A-0060: Cartwright Pickard/7.11.19) as amended Planning Design Report 832-CPA-ZZ-ZZ-RP-A-9015
 - Supporting Statement (DLP Planning: November 2019)
- Drainage
 - Completed surface water drainage strategy (1012080: Cundall Johnston)
 - Drainage strategy (1023121-RPT-002 Rev B: Cundall Johnston)
 - Foul drainage, below ground drainage, package system locations (SEZ-CDL-XX-00-DR-M-9002 (Cundall)
 - Surface water drainage philosophy (Cundall Johnston: 1012080-RPT-002 Rev D)
- Drawings (Cartwright Pickard)
 - Location plan (832-CPA-ZZ-ZZ-DR-A-0110)
 - Proposed elevations (832-CPA-ZZ-ZZ-DR-A-2200 Rev A)
 - Proposed floor plan – ground floor (832-CPA-ZZ-00-DR-A-2100 Rev A)
 - Proposed floor plan – first floor (832-CPA-ZZ-01-DR-A-2101 Rev A)
 - Proposed floor plan – second floor (832-CPA-ZZ-02-DR-A-2102 Rev A)
 - Roof plan (832-CPA-ZZ-03-DR-A-2103 Rev A)
 - Site plan (832-CPA-ZZ-ZZ-DR-A-0111 Rev B)
 - Site sections (832-CPA-ZZ-ZZ-DR-A-2205 Rev A)
- Consultation Responses
 - Lancashire Enterprise Partnership (21st November 2019)
 - Lancashire County Council Highways Department (29th January 2019)
 - Lancashire County Council Strategic Flood Team (5th December 2019)
- Landscaping
 - Stage 3 landscape report (RF19-678-WP-05 S2 Rev PL01: Re-form)
 - Landscape – general arrangement plan (RFM-XX-00-DR-L-0001 Rev PL01: Reform)