

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7
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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0275

DECISION DATE: 06 July 2020

DATE RECEIVED: 06/04/2020

APPLICANT:

Mr Matthew Buckley
United Utilities Water Ltd
E and S
Ground Floor Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington
WA5 3UZ

AGENT:

DEVELOPMENT PROPOSED: Improved treatment including construction of rapid gravity filters and associated building, security fencing together with re-profiling of agricultural land using surplus soil.

AT: United Utilities Hodder Works Catlow Road Slaidburn Clitheroe
BB7 3AQ

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on Plan Reference
- Proposed Site Layout - 1 of 380040117-01-MMB-HODDE-97-DR-I-00001 P0305/03/20
 - Proposed Site Layout - 2 of 380040117-01-MMB-HODDE-97-DR-I-00002 P0305/03/20
 - Proposed Site Layout - 3 of 380040117-01-MMB-HODDE-97-DR-I-00015P0205/03/20
 - Location Plan 80040117-01-MMB-HODDE-97-DR-I-00003 P0305/03/20
 - Traffic Management Plan Drawing80040117-01-MMB-HODDE-97-DR-I-00004 P0305/03/20
 - Existing Site Layout - 1 of 280040117-01-MMB-HODDE-97-DR-I-00005 P0305/03/20
 - Existing Site Layout - 2 of 280040117-01-MMB-HODDE-97-DR-I-00016 P0205/03/20
 - Proposed RGF Plan 80040117-01-MMB-HODDE-97-DR-I-00006 P0305/03/20
 - Proposed RGF Elevation - 1 of 280040117-01-MMB-HODDE-97-DR-I-00007P0305/03/20
 - Proposed RGF Elevation - 2 of 280040117-01-MMB-HODDE-97-DR-I-00008P0305/03/20
 - Site Section Plan 80040117-01-MMB-HODDE-97-DR-I-00010P0206/03/20
 - Security Fencing Details 80040117-01-MMB-HODDE-97-DR-I-00011 P0206/12/19
 - RGF Sections 80040117-01-MMB-HODDE-97-DR-I-00020 P0106/03/20
 - West Elevations 80040117-01-MMB-HODDE-97-DR-I-00021 P0106/03/20
 - East Elevations 80040117-01-MMB-HODDE-97-DR-I-00022P0106/03/20
 - North Elevations 80040117-01-MMB-HODDE-97-DR-I-00023P0106/03/20
 - South Elevations 0040117-01-MMB-HODDE-97-DR-I-00024P0106/03/20
 - Landscaping Overview Plan 80040117-01-MMB-HODDE-97-M2-L-00011P0425/03/20
 - Landscaping Inset Plan 1 of 280040117-01-MMB-HODDE-97-M2-L-00012P0425/03/20
 - Landscaping Inset Plan 2 of 280040117-01-MMB-HODDE-97-M2-L-00013P0425/03/20
 - Flood Risk Assessment 80040117-01-MMB-HODDE-NA-97-RP-I-0007A21/08/19
 - Traffic Management Plan 80040117-01-MMB-HODDE-NA-97-RP-I-0008P0519/03/20
 - Arboricultural Report 80040117-01-MMB-HODDE-NA-97-RP-I-0006A19/11/19
 - Preliminary Ecological Appraisal 80040117-01-MMB-HODDE-NA-97-RP-I-00037D21/11/19
 - Bat Report 80040117-01-MMB-HODDE-NA-97-RP-I-0004B26/09/19
 - Botanical Report (NVC)80040117-01-MMB-HODDE-NA-97-RP-I-0002B21/11/19
 - Bird Report 80040117-01-MMB-HODDE-NA-97-RP-I-0003A31/07/19

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

3. Prior to commencement of any building works permitted by this approval, the Traffic Management Plan (TMP) is to be updated and agreed with the LPA in association with the LHA to include:
- latest works programme, to allow coordination and understanding of cumulative impact of other programmed works in the area;
 - The construction site traffic routes to be controlled by condition, the TMP should include a plan that clearly identifies each route (see condition 6);
 - Restricted hours of HGV movements (see condition 7);
 - Maximum HGV movements on each route (see condition 8);
 - Identification of acceptable passing places on north and south approach routes to the Hodder WTW with plans detailing the passing places identified on Slaidburn Road / Quiet Lane / Catlow Road and the Skaithe, clearly detailing what improvements are necessary to accommodate large vehicles passing;
 - List of further mitigation measures and that could be employed if unforeseen events result in greater impacts for example, escorted convoys, motorcycle outriders, extension of works periods (overall duration of works not operating hours and use of Sundays);
 - Estimation of workforce numbers, and potential to bus (minibus) workers in from a remote (park and ride location) thus limiting overall vehicle numbers and potential conflict on narrow lanes;
 - Identification of additional works required to upgrade existing passing places (signs and some hazard / edge markers);
 - In particular passing place improvement/signing measures needed between Slaidburn and the site to ensure that parking does not obstruct or add to the issues.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

4. No development on any building work 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. The Statement shall supplement the Traffic Management Plan and provide for:
- i) the parking of vehicles of site operatives and visitors (within the curtilage of the site);
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - vii) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
 - viii) a Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
 - ix) a scheme to control noise during the construction phase, and
 - x) the routing of construction vehicles and deliveries to site, including proposed abnormal load routes and provision for their management i.e. escort vehicles, CCTV in key vehicles (incident management).

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

5. No development shall take place on any building work until Road Condition Surveys and Monitoring have been agreed on the permitted construction traffic access routes (as set out in condition 6) to the north (between Bentham and the site) and to the south (between Slaidburn and the site), including details setting out provision for repairs to put right damage to the local highway network and for the applicant to make good damage.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction,

6. The routing of construction site traffic to/from the site will at all times, unless otherwise agreed in writing by the by the Local Planning Authority with consultation with the LHA, be restricted to the three routes set out below:
- Route to/from the North
M6, A683 Lancaster Road / Hornby Road, then B6480 Wennington Road, then onto to Low Bentham and High Bentham, then Slaidburn Road / Quiet Lane to Caitlaw Road and the Hodder WTW private access.
- Route to/from the South (southwest)
M6 to A59 into Clitheroe, then via Pendle Rd/Clitheroe Rd roundabout, then via Waterloo Road to the B6478 Waddington Road then via Waddington, Newton and Slaidburn.
- Route to/from the East (south east)
A59 into Clitheroe, then via Pendle Rd/Clitheroe Rd roundabout, then via Waterloo Road to the B6478 Waddington Road then via Waddington, Newton and Slaidburn.A59,
No other routes are to be used by site traffic with the exception of specific abnormal/high load movements which are to be agreed in advance with the LHA.
- Reason: To maintain the operation and safety of the local highway network during site preparation and construction.
7. 5 No Heavy Goods Vehicle movements to or from the site will be permitted on the approved access routes (see condition 6) between the construction site and Bentham in the north and A59 in the south during the following time periods:
- No construction site HGV traffic movements on the routes south of Bentham and north of A59 between 8:15-9:15am and 3:00-4:00pm
 - Consideration also to be given to other specific school requirements.
- Reason: To restrict Heavy Goods Vehicle movements during school arrival and finish times (school term time), to maintain the operation and safety of the local highway network during site preparation and construction.
8. The maximum number of Heavy Goods Vehicle movements permitted to and from the construction works hereby approved in any time period will not exceed the permitted levels set out below unless agreed in writing with the Local Planning authority in consultation with the LHA Permitted Peak Hourly and Peak Daily HGV numbers
- Permitted Peak Hourly HGV Movements
- A maximum of 2 HGV's in and 2 out on the northern route in any one hour
A maximum of 2 HGV's in and 2 out on the two southern routes in any one hour
(i.e. a maximum of 4 HGV in and 4 out across all three accepted routes in any one hour)
- Permitted Peak Daily HGV Movements
- A maximum of 10 HGV's in and 10 out on the northern route in any one day.
A maximum of 10 HGV's in and 10 out over the two southern routes in any one day
(i.e. a maximum of 20 HGV in and 20 out across all three accepted routes in any one day)
- A detailed log of vehicle arrivals/departures (vehicle class light, medium or heavy, No. plate, time of arrival/departure and arrival/departure route) to be recorded at site entry/exit in order to demonstrate compliance with agreed maximum hourly and daily HGV movements. This record should be made available to the LPA and LHA on request.
- Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

9. Access shall be maintained at all times during the construction works hereby approved, for all other land uses served via the private road leading from Catlow Road (U3189) to the existing operational Reservoir and Water Treatment Works (land uses include Stocks Fly Fishery, Life for a Life Foundation, Hollins House and Catlow Farm).

Reason: To ensure access is maintained at all times for other land uses and to maintain the operation and safety of the local highway network.

10. No development other than above ground removal of landscaping shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

11. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

12. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interest of visual amenity and biodiversity.

13. The biodiversity mitigation measures as detailed in the approved mitigation plans submitted with the application shall be implemented in accordance with any specified time table and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interest of safeguarding biodiversity.

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.

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING