

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

DATE RECEIVED: 10/07/2006

APPLICANT:

BAE Systems (Operations) Ltd
Samlesbury Aerodrome
Balderstone
Blackburn
BB2 7LF

AGENT:

GVA Grimley LLP
81 Fountain Street
Manchester
M2 2EE

PARTICULARS OF DEVELOPMENT: Expansion of existing aerospace manufacturing and engineering facility to include additional industrial (57,884 sqm) and office space (39,048 sqm) with associated access, car parking, surface water attenuation works and ancillary reception building, creche and restaurant (total ancillary floorspace 2,916 sqm).

AT: Samlesbury Aerodrome Balderstone Blackburn BB2 7LF

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 In respect of the buildings to be constructed within each phase of the development hereby approved, no development shall commence on site until approval of the details of the design and appearance of the buildings, landscaping of the site and the siting of all development other than that shown on the approved drawing reference AR/WB/00/DR/01/002/C (hereinafter referred to as "the reserved matters") has been obtained from the Local Planning Authority.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to comply with Policies G1 and G8 of the Ribble Valley Districtwide Local Plan.

- 2 Applications for approval of all reserved matters shall be made to the Local Planning Authority not later than the expiration of fifteen (15) years beginning with the date of this permission and the development hereby permitted shall be begun either before:

·The expiration of three (3) years from the date of this permission, or

·The expiration of two (2) years from the date of approval of the last of the reserved matters to be approved; whichever is the later.

REASON: The imposition of the condition is required pursuant to Section 92 of the Town and Country Planning Act 1990 and a period of 15 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal and to comply with Policy G1 of the Districtwide Local Plan.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

- 3 The development hereby approved shall be carried out strictly in accordance with; siting details specified on plan ref. AR/WB/00/DR/01/002/C and access details specified in plan reference 987/01B, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety and to comply with Policy G1 of the Districtwide local plan.

- 4 Prior to the commencement of development a scheme outlining the phasing of development shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved phasing scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development of the site and the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

- 5 The maximum gross internal floorspace of the development hereby approved, shall not exceed the limits shown in Table 1 below:

<u>Table 1</u>	
Land Use	Total GFA m ²
Industrial	57884
Office	39048
Ancillary (including but not limited to Restaurant, Creche, Reception)	2916

REASON: To reflect the specific amount of floorspace proposed in the application and to enable the Local Planning Authority to retain effective control over the development of the site and to comply with Policy G1 of the Districtwide Local Plan.

- 6 Prior to commencement of any phase of the development details of the landscaping for that phase of the site, including wherever possible the retention of existing trees, shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented within the first planting season following commencement of the development within any phase and shall be maintained thereafter for a period of not less than 5 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 interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

24 Prior to the commencement of any part of the development within the area defined on plan ref. 03W0579/103F] a scheme of mitigation (which shall include timescales for carrying out the mitigation works) for the protection of any great crested newts located within or affected by that phase shall be submitted to and approved by the Local Planning Authority having regard to:

- a) the Aquatic Habitats Survey, prepared by Landmark Environmental Ltd, dated September 2003,
- b) the survey results submitted to and approved by Condition 25; and
- c) the outline mitigation statement prepared by CES dated February 2007.

The approved mitigation scheme shall be carried out and completed in accordance with the approved details.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

25 Notwithstanding the requirements of Condition 24, prior to the commencement of any other part of the development or other phase of the development, comprising of land not defined within plan ref 03W0579/103F an ecological mitigation scheme (which shall include timescales for carrying out the mitigation works) to be carried out on or within the area defined by Plan Ref 03W0579/112B shall be submitted to and approved in writing by the Local Planning Authority having regard to:

- a) the Aquatic Habitats Survey, prepared by Landmark Environmental Ltd, dated September 2003, and
- b) the survey results submitted to and approved by Condition 25; and
- c) the outline mitigation statement prepared by CES dated February 2007.

The approved mitigation scheme(s) shall be carried out and completed in accordance with the approved details.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

26 Prior to commencement of each phase of development, a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods shall be submitted to and approved by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to first occupation of that phase of development and thereafter retained for so long as the phase of development remains in existence.

Reason: In order to encourage renewable energy and comply with Policy G8 of the Districtwide Local Plan.

Relevant Planning Policy

Policy G1 - Development Control.

Policy EMP8 - Extensions/Expansions of Existing Firms.

Policy T1 - Development Proposals - Transport Implications.

Policy T2 - Road Hierarchy.

Policy T3 - Primary Route Network.

Policy T7 - Parking Provision.

Policy DP1 - Economy in the Use of Land and Building. Regional Spatial Strategy.

Policy FD8 - Development in the Wider Countryside. Regional Spatial Strategy.

Policy EC1 - Strength in the Regional Economy. Regional Spatial Strategy.

P.T.O.

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

21 Prior to commencement of each phase of development, the following information shall be submitted to the Local Planning Authority:

·A Desk Study report which assesses the risk of the potential for on-site contamination and ground gases. If the Desk Study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, on nearby occupied building structures, on services, and landscaping scheme and on wider environmental receptors including ecological systems and property.

·The sampling and analytical strategy for each phase shall be approved by the Local Planning Authority prior to the commencement of the site investigation for that phase.

·A Remediation Statement, detailing the recommendations and remedial measures to be carried out within the site. Such remedial works shall be carried out prior to occupation of each phase.

·On completion of the remedial works, written confirmation, in the form of a Site Completion Report, shall be submitted to the Local Planning Authority, confirming that all works were completed in accordance with the Remediation Statement.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

22 No floodlighting or security lighting of any proposed building or associated on site development shall be created or operated without the prior written consent of the Local Planning Authority.

REASON: In order to ensure a satisfactory appearance in the interest of visual amenity and to prevent nuisance and to comply with Policy G1 of the Districtwide Local Plan.

23 Prior to the commencement of any part of the development the results of ecological surveys in respect of the area of land defined on plan ref. 03W0579/113/A[shall be submitted to and approved by the Local Planning Authority. The surveys shall include but not be limited to consideration of the presence and significance of the following:

- Use of the site by birds
- Phase 2 Botanical Survey
- Badger
- Brown hares
- Great crested newts

The survey for birds shall be undertaken in the first year prior to development and in the second year a breeding bird survey of a type to be agreed by the Local Planning Authority shall be undertaken on all land not developed within the first year.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

- 17 Car parking provided pursuant to this permission shall not exceed the maximum parking levels permitted by Lancashire County Council's Adopted Car Parking Standards, as contained within the Joint Lancashire Structure Plan 2001 - 2016 and specified in Table 2 below:

<u>Table 2</u>	
Land Use	Space per m ² of gross floor area
B1 a / b (Office and Research and Development)	1: 30
B1c (Light Industrial)	1:30
B2 (General Industrial)	1:45

REASON: In order to comply with Policy T7 of the Districtwide Local Plan.

- 18 Prior to the commencement of any part of the development, a scheme of archaeological work relating to the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of each phase of development, the archaeological works related to that particular phase shall be carried out and completed in accordance with the approved scheme.

REASON: The site is of archaeological importance and archaeological recording will be necessary during any ground disturbance associated with the development to ensure that anything of archaeological importance may be adequately recorded as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

- 19 No phase of development shall be commenced until a scheme for the provision and implementation of a surface water regulation system in respect of that phase has been submitted to and approved by the Local Planning Authority. The scheme shall be carried out in accordance with the approved plans prior to the occupation of that phase.

REASON: To reduce the risk of flooding and to comply with Policy G1 of the Districtwide Local Plan.

- 20 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

- 14 Where having first occupied the development, monitoring in accordance with the requirements of Condition 12 shows that traffic entering the application site in the AM Peak hour (defined as the 60 minute period between 07.30 and 08:30) exceeds an average of 1275 vehicles within any three month period (excluding weekends and bank holidays) (the first period to commence on the operation of the automated system referred to in condition 12), no further development shall be first occupied until the highway improvements specified in Condition 13b, have been constructed and completed, unless the total occupied development would be less than 11500sqm gross internal floor area.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 15 Where, having first occupied the development, monitoring in accordance with the requirements of Condition 12 shows that traffic entering the application site in the AM Peak hour (defined as the 60 minute period between 07.30 and 08:30) exceeds an average of 1450 vehicles within any three month period (excluding weekends and bank holidays) (the first period to commence on the operation of the automated system referred to in condition 12), no further development, exceeding that allowable by condition 14, shall be first occupied until the highway improvements specified in Condition 13b above, have been constructed and completed.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 16 Where, having first occupied the development, monitoring in accordance with the requirements of Condition 12 shows that traffic entering the application site in the AM Peak hour (defined as the 60 minute period between 07.30 and 08:30) exceeds an average of 1700 vehicles within any three month period (excluding weekends and bank holidays) (the first period to commence on the operation of the automated system referred to in condition 12), no further development, exceeding that allowable by condition 15, shall be first occupied until full design and construction details of improvements to the northbound diverge slip road of M6 Junction 31 have been approved by the Secretary of State for Transport in consultation with the Local Planning Authority and completed in accordance with those approved details. The purpose of the improvements will be to mitigate the impact arising from the development on this diverge arrangement when analysed against DMRB TD22/06 'Layout of Grade Separated Junctions' or, on agreement, some other appropriate Departmental Standard applying at the time of the analysis.

The details to be submitted shall include:

- How the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations,
- Full signing and lighting details,
- Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations / departures from standards),
- An independent Stage One & Stage Two Road Safety Audit (Stage Two to take account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.
- New Approach to Appraisal (NATA) / Project Appraisal Report (PAR) assessment.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

P.T.O.

12 No development pursuant to this application shall be occupied until:-

Full details for an automated system to monitor vehicle trips to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Secretary of State for Transport;

The system referred to in condition 12 has been implemented to the satisfaction of the Local Planning Authority in consultation with the Secretary of State for Transport

The details to be submitted pursuant to condition 12 shall include:

- How the system will be maintained
- Length of the monitoring period which shall not end less than 5 years from the date of full occupation of the site
- Details of the monitoring equipment
- How the data will be collected
- How the results will be reported

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

13 No development exceeding 11,500m² (gross internal) of B1 office, B2 industrial or ancillary floorspace shall commence until full design and construction details of the following required improvements to the M6 Junction 31 have been submitted to and approved in writing by the Secretary of State for Transport in consultation with the Local Planning Authority:

a) Signalisation of the westerly grade separated roundabout of M6 Junction 31, as shown in outline in the complete scheme drawing 987/10 Rev B, prepared by Ashley Helme Associates, dated June 2006, or such other scheme as may be agreed in writing with the Secretary of State for Transport in consultation with the Local Planning Authority.

b) Signalisation of the easterly grade separated roundabout of M6 Junction 31, including access control arrangements on the southbound on-slip, as shown in outline in the complete scheme drawing 987/10 Rev B, prepared by Ashley Helme Associates, dated June 2006 or such other scheme as may be agreed in writing with the Secretary of State for Transport in consultation with the Local Planning Authority.

The details to be submitted shall include:

- How the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations,
- Full signing and lighting details,
- Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations / departures from standards),
- An independent Stage One & Stage Two Road Safety Audit (Stage Two to take account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.
- New Approach to Appraisal (NATA) / Project Appraisal Report (PAR) assessment.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

-
- 7 Prior to the occupation of any part of the development hereby approved, the site access details, as shown on drawing ref. 987/01B or such other plan as maybe approved in writing by the Local Planning Authority, in accordance with Condition 3, shall be carried out in accordance with the approved plan.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 8 Prior to the occupation of any part of the development hereby approved improvement works to the following junctions shall be carried out and completed in accordance with the approved plans:

- Junction of the A59/A677 (in accordance with drawing ref. 987/02C)
- Junction of Branch Road/A677 (in accordance with drawing ref. 987/04)
- Junction of Myerscough Smithy Road / East Gate Road (in accordance with drawing ref. 987/03)

Or such other drawings as may be approved in writing by the Local Planning Authority.

REASON: To ensure that the off-site highway works are designed to maximise the free flow of traffic and prevent congestion and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 9 No building shall be occupied until such time as the internal estate roads serving that building has been constructed up to and including base course level unless otherwise agreed by the Local Planning Authority.

REASON: To ensure that highways are carried out at appropriate times in the interests of highways safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 10 Prior to the occupation of any part of the development hereby approved, detailed proposals for restricting the vehicular use of the following existing site accesses shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the approved details:

- Access to Stoopey Lane, detailed on plan AR/WB/00/DR/01/002/C, to be retained for emergency use only.
- Western access (main gate) to A59, detailed on plan AR/WB/00/DR/01/002/C, other than for use in relation to the Sports and Social Club on site and for emergency use only.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

- 11 Prior to the occupation of development hereby approved, details of the BAE Samlesbury Transportation Steering Group (BSTG) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Secretary of State for Transport. The BSTG shall thereafter be convened in accordance with the agreed details. The details shall include membership, role, responsibilities and frequency of meetings. The BSTG shall have as its purpose the review of monitoring data supplied pursuant to condition 12 and consideration of overall travel behaviour at the site.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Districtwide Local Plan.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2006/0583

DECISION DATE: 15 May 2007

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent 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 applicants should be advixsed that this consent shall be read in conjunction with the Section 106 Agreement which incorporates measures relating to construction traffic control, traffic calming measures along Branch Road and travel plan details.


R **STEWART BAILEY**
DIRECTOR OF DEVELOPMENT SERVICES