


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	31/07/25	Manager:	LH	Date:	1/8/25
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Application Ref:	3/2025/0464	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	20/06/25	
Publicity Expired:	11/07/25	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	External raised platform to facilitate the relocation of existing plant equipment as part of an enabling works package to facilitate the future development of a manufacturing facility
Site Address/Location:	BAE Systems Samlesbury Aerodrome, Balderstone BB2 7LF

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Key Statement EC1 – Business and Employment Development Policy DMG1 – General considerations Policy DMB1 – Supporting Business Growth and the Local Economy Policy DME3 – Site and Species Protection and Conservation

ASSESSMENT OF PROPOSED DEVELOPMENT:
Proposed Development for which consent is sought:
The proposed development is for the installation of an external raised platform to facilitate future development of the existing manufacturing facility.
The site relates to an existing building within the BAE systems site.
The platform would measure 12.270m long to the east elevation and 12.2m to the west elevation with the steel floor extending over the existing roofscape with an overhang of around 1.66m to 2m with barriers set at 1.1m high to allow for maintenance. The platform would be set at first floor, 5.65m above ground level.
Observations/Consideration of Matters Raised/Conclusion:
<u>Principle of Development</u>
The development would support the continued business operations on an existing large-scale employment site as such no in principle concerns are raised.

Visual Amenity

The siting of the platform would not be overly visible outside of the site and would consist of a steel platform incorporating punctured plate flooring and galvanised barriers/handrails. A galvanised steel staircase will provide safe and secure maintenance access with existing Armco barriers extended when reinstated together with safety bollards to enable pedestrian safety and servicing of the plant equipment. The upper level will accommodate infrastructure including GRP enclosure hosting plant equipment, providing weather-resistant housing for essential plant components. All installed plant will serve adjacent building. There will be services connectivity between the adjacent building and the new platform. All materials will be finished in Mid-Grey to blend in with the building structure.

Residential Amenity

Due to the existing industrial nature of the site and the distance to neighbouring properties, no amenity concerns arise from the proposal.

Ecology/BNG:

A Preliminary Ecological Appraisal has been submitted with the application which concludes that the bat roost suitability in both buildings is none and that whilst there are no ponds located on the application site there is a former field pond over 100m to the southwest which has a substantial fish population which makes the likelihood of the presence of Great Crested Newts unlikely.

As the development is below the de minimis threshold and does not impact any priority habitat it is exempt from achieving the statutory 10% net gain requirement.

Highways:

No new issues arising.

RECOMMENDATION:	That planning permission be granted subject to appropriate conditions.
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