

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2026/0443
DECISION DATE: 08 September 2026
DATE RECEIVED: 10/06/2026

APPLICANT:

Mr Ash Gratton
Johnson Matthey Plc
Clitheroe Works
Pimlico Industrial Area
West Bradford Road
Clitheroe
BB7 4QB

AGENT:

Charlotte Lau
SLR Consulting
41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU

DEVELOPMENT PROPOSED: Proposed erection of an engineering stores building and control room building, as well as associated infrastructure, equipment and works.

AT: Johnson Matthey Plc Pimlico Industrial Area West Bradford Road Clitheroe BB7 4QB

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.

P.T.O

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Plans

- Location Plan drawing ref: SYNCL-00-01-27663 Rev P1
- Proposed Site Plan drawing ref: SYNCL-00-24
- Storage Building Floorplan drawing ref: SMSR-0137 Rev 00
- Storage Building Elevations drawing ref: SYNCL-00-13 Rev P1
- Control Building Sections drawing ref: SYNCL-28-74-26068 Rev P03
- Control Building Roof Plan drawing ref: SYNCL-28-74-27427 Rev P01
- Control Building First Floor Plan drawing ref: SYNCL-28-74-26067 Rev P03
- Control Building Ground Floor Plan drawing ref: SYNCL-28-74-26066 Rev P03
- Control Building Elevations drawing ref: SYNCL-28-74-27500 Rev P01
- Control Building Elevations drawing ref: SYNCL-28-74-27499 Rev P01
- Control Building Elevations drawing ref: SYNCL-28-74-27498 Rev P01
- Control Building Elevations drawing ref: SYNCL-28-74-27497 Rev P01
- Surface Water Drainage Layout Plan drawing ref: SYNCL-00-62-07229 Rev S

Documents -

- SLR Outline Construction Environmental Management Plan dated 9 June V2
- SLR Arboricultural Impact Assessment dated 27 May 2026 Rev 02

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The external materials of construction for the development hereby permitted shall be implemented in strict accordance with the details outlined on the approved plans and within the submitted application for planning ref: 3/2026/0443.

Reason: In the interest of visual amenity.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;

(v) Details of points of discharge for foul and surface water;
and

(vi) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all category B trees identified in the Arboricultural Impact Assessment dated 27 May 2026 Revision 2 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction].

The details of which shall be implemented in full under the supervision of a qualified arboriculturalist.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree felling or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that all category trees identified within influencing distance to the development are afforded maximum physical protection from the potential adverse effects of development.

6. The development shall be implemented in strict accordance with the recommendations outlined in the Preliminary Ecological Appraisal Report by SLR Consulting Limited dated 28 May 2026 (Revision 1).

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

7. Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details prior to the occupation of any of the dwellings/ units hereby approved and retained as approved.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

8. In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

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 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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.