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| 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:** | 3/2024/0544 | |  |  |  |
| **DECISION DATE:** | 24 September 2024 | |  |  |  |
| **DATE RECEIVED:** | 27/06/2024 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Duchy of Lancaster  1 Lancaster Place  Strand  London  WC2E 7ED | |  | Mrs Erica Wright  The Wright Design Partnership Ltd  15 Main Street  Kirkby Lonsdale  Carnforth  LA6 2AG | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed provision of GRP Substation to house ENWL infrastructure, plant room building and associated alterations to site layout including reposited bin store, cycle store and boundary treatment alterations. |
| **AT:** | The Old Garage Site Newton Road Dunsop Bridge BB7 3BB | |
| 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): | | |
|  | 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. | |
|  | 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:  (Amended) Site Location Plan Drawing No: 110 (received 23.09.2024)  (Amended) Proposed Site Plan & Block Plan Drawing No: 105 REV H (received 23.09.2024)  (Amended) Proposed Plans Drawing No: 106 REV G (received 23.09.2024)  Existing & Proposed Elevation Detail To Plant / Store & Chapel Drawing No: 109 REV C  Proposed Elevations Drawing No: 107 REV C  Construction details for Schneider GRP unit substation Drawing No: 900350-002  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.  P.T.O. | |
|  | The materials to be used on the external elevations of the development hereby approved shall be implemented in accordance with the following drawings / details:  24 0544 Application Form  (Amended) Proposed Site Plan & Block Plan Drawing No: 105 REV H (received 23.09.2024)  (Amended) Proposed Plans Drawing No: 106 REV G (received 23.09.2024)  Existing & Proposed Elevation Detail To Plant / Store & Chapel Drawing No: 109 REV C  Proposed Elevations Drawing No: 107 REV C  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. | |
|  | Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise agreed in writing with the local planning authority prior to any change. All works will be undertaken in accordance with BS5228:2009.  Reason: To safeguard the living conditions of residents particularly with regard to the effects of noise. | |
|  | No construction shall commence (including any earthworks) until details of the means of ensuring the water main infrastructure that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of the infrastructure, the potential impacts on the water mains from construction activities (including the construction compound), the impacts post completion of the development on the infrastructure that crosses the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the infrastructure both during construction and post completion of the development.  Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of any water main infrastructure identifies the development within a 3m standoff either side of the main (6m in total), the developer shall submit evidence to the Local Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.  Reason: In the interest of public health and to ensure protection of water main infrastructure.  P.T.O. | |
|  | No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:  1. A preliminary risk assessment which has identified:   * all previous uses * potential contaminants associated with those uses * a conceptual model of the site indicating sources, pathways and receptors * potentially unacceptable risks arising from contamination at the site   2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.  Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.  Reasons:  To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework.  To prevent deterioration of a water quality element to a lower status class in the underlying aquifer and/or adjacent River. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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.  4. | 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.  P.T.O.  This Decision Notice should be read in conjunction with the officer’s report which is available to view on the website. |

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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**Right of Appeal**

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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.