

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0091

DECISION DATE: 20 March 2020

DATE RECEIVED: 31/01/2020

APPLICANT:

Mr Paul Barnes
2 Christie Way
Didsbury
Manchester

AGENT:

DC and MG Associates
DC and MG Associates Ltd
The Annexe
Rear of 29 Station Road
Kirkam
PR4 2HA

DEVELOPMENT PROPOSED: Internal and external alterations to two existing dwellings and erection of two new semi-detached, two-storey dwellings including associated site works.

AT: Land adjacent to 5 Beech Close Clitheroe BB7 2JH

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. 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:

190506SK101 REV A
190506EX002 REV A
190506EX001 REV A
S17738-1
S17738-2
190506EX003
190506SK201
190506PN101
190506PN002

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

P.T.O.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 19506PN101 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Before the development hereby permitted becomes operative, the parking spaces shall be laid out and made available for use in accordance with the approved site plan reference 19506PN101

Reason: To comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version and to ensure there is adequate parking provision.

5. The development shall be carried out in accordance with the recommendations of the Preliminary Risk Assessment by Carley Daines and Partners ref 17-B-11124 dated 20th September 2017.

Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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.

P.T.O.

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.

