

82/03(02)

**CASE NUMBER: 03/03388/FUL
GRID REF: EAST 433627 NORTH 459956**

APPLICATION NO.: 6.83.57.R.FUL

LOCATION:

SB Utilities Site Adjacent Interprint Market Flat Lane Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of 1 no detached industrial unit (Use Class B2- General Industry).

APPLICANT: S+B Utilities Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 HW10 VISIBILITY SPLAYS
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN
- 6 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 7 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 8 CB05A BUNDING OF TANKS
- 9 No development approved by this permission shall be commenced until the applicant has undertaken an investigation to assess the impact of the development of the site on the water environment; identify the risk of pollution and specify any remedial measures required; and a report detailing these measures has been submitted to and approved by the Local Planning Authority. Thereafter the development shall proceed in strict accordance with the measures approved.
- 10 If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the applicant has submitted and obtained approval from the Local Planning Authority and addendum to the method statement. This addendum must deal with how this unsuspected contamination shall be dealt with.
- 11 Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil interceptor designed and constructed to have capacity compatible with the site being drained. Roof water shall not pass through the interceptor.
- 12 No development approved by this permission shall be commenced until:-
 - a) A desk top study has been carried out which shall include the identification of

previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all.

b) Potential contaminant sources, pathways and receptors has been produced.

c) A site investigation has been designed for the site using the information obtained from the desk top study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site.

The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken relating to ground and surface waters associated on and off the site that may be affected, and
- . refinement of the Conceptual Model, and
- . the development of a Method Statement detailing the remediation requirements.

d) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

e) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

f) The measures approved in the scheme have been implemented. Thereafter a verification report shall be submitted upon completion of any works.

13 A site investigation to assess whether landfill gas is migrating to the site shall be carried out and approved in writing by the Local Planning Authority. Details of the methodology should be agreed with the Councils Health Division prior to commencement of the survey. Details of any gas mitigation measures required should be agreed in writing by the Local Planning Authority prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority.

14 The use hereby approved shall not be carried out other than between the hours of 07.00-18.00 hours Monday to Fridays and 07.00-13.30 hours on a Saturday and shall not be carried out outside these hours, including Sundays and Bank Holidays except in an emergency.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW18R ROAD SAFETY REQUIREMENTS

- 6 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 9 To assess risks to the water environment; to prevent pollution of the water environment.
- 10 To ensure that the development complies with the approved details in the interests of the protection of controlled waters.
- 11 To protect the groundwater quality of the area.
- 12 To provide a safe environment for the users of the development.
- 13 The use hereby approved shall not be carried out other than between the hours of 07.00-18.00 hours Monday to Fridays and 07.00-13.30 hours on a Saturday and shall not be carried out outside these hours, including Sundays and Bank Holidays except in an emergency.
- 14 CN01R AMENITIES OF NEIGHBOURS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.