

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2012/0629

DECISION DATE: 09 November 2012

DATE RECEIVED: 17/07/2012

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO: 3/2011/0247/P

APPLICANT:

Taylor Wimpey Manchester
Mr M Calvert
1 Lumsdale Road
Stretford
Manchester
Lancs
M32 0UT

AGENT:

NJL Consulting LLP
Adamson House
Towers Business Park
Wilmslow Road
Manchester
Lancs
M20 2YY

Development Proposed:

Reserved Matters application for 38 no. market dwellings and 16 no. affordable dwellings on land off Chapel Close, following Outline Approval 3/2011/0247P.

AT: Land off Chapel Close Low Moor Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1 This permission shall be implemented in accordance with the proposal as detailed on drawings:

- 01-01REV0 - location plan amended 29 August 2012.
- 02-01REVM - proposed site layout amended 17 September 2012.
- 02-02REVK - proposed site layout approved plots overlay.
- 06-01REVE - proposed fencing layout amended 29 August 2012.
- FD-01REV0 - fencing details sheet.
- 40-07REVP1 - external works layout.
- c-820-01REVB - soft landscape proposals amended 24 October 2012.
- DW0167/S/07REVA - GA and details of retaining walls to rear of plots 1 to 6.
- 12-015/2000 - proposed street scenes.
- 05-01REVE - proposed materials layout amended 29 August 2012.
- BTC317-TPP - tree protection plan.
- 12-015/1003 - house type H811 floor plans.
- 12-015/1004 - house type H811 elevations.
- 12-015/1023REVA - house type A floor plans.
- 12-015/1024 - house type A elevations.
- 12-015/1025REVB - house type E floor plans.
- 12-015/1026REVB - house type E elevations.
- 12-015/1027 - house type F floor plans.
- 12-015/1028 - house type F elevations.

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- 1 cont/... 12-015/1030REVB - house type G floor plans.
12-015/1029REVB - house type G (plot 52) floor plans.
12-015/1011 - proposed house type H floor plans.
12-015/1012 - proposed house type H elevations.
12-015/1013 - proposed house type J floor plans.
12-015/1014 - proposed house type J elevations.
12-015/1015 - proposed house type K floor plans.
12-015/1016 - proposed house type K elevations.
12-015/1017 - proposed house type L floor plan.
12-015/1018 - proposed house type L elevations.
12-015/1019 - proposed apartment block ground floor plan.
12-015/1020 - proposed apartment block first floor plan.
12-015/1021 - proposed apartment block elevations.
PD49/3/PL1 - amended 17 September 2012 Downham floor plans.
PD49/3/PL2 - amended plans 17 September 2012 Downham elevations.
PD48/3/PL1 - amended plans 17 September 2012 Bradenham floor plans.
PD48/3/PL2 - amended plans 17 September 2012 Bradenham elevations.
PD410/3/PL1 - amended plans 17 September 2012 Eynsham floor plans.
PD410/3/PL2 - amended plans 17 September 2012 Eynsham elevations.
300-GD-01 - detached single garage.

REASON: For the avoidance of doubt to clarify which plans are relevant.

- 2 The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 3 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO. 3/2012/0629

DECISION DATE: 9 November 2012

- 4 No phase of development shall begin until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control noise and the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 5 No burning of waste shall be permitted on site.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft
DMG1 - General Considerations.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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 applicant's attention is drawn to conditions attached by planning consent 3/2011/0247/P and the informatives that apply equally to this consent.
- 4 This permission shall be read alongside the legal agreement made pursuant to Section 106 of the Town and Country Planning Act as amended.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

