



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

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www.ribblevalley.gov.uk

For office use only

Application No: 320130036 P

Date received

Fee paid £ 97-00 Receipt No: 17383

Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	TAYLOR WHITELEY MANCHESTER AND BARRATT HOMES MANCHESTER		
Unit:	House number:	House suffix:	
House name:	C/O AGENT		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MR	First name:	RICHARD
Last name:	BARTON		
Company (optional):	HOW PLANNING LLP		
Unit:	House number:	House suffix:	
House name:			
Address 1:	PETER STREET		
Address 2:			
Address 3:			
Town:	MANCHESTER		
County:			
Country:			
Postcode:	M2 5CP		

3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Address 1: LAND OFF HENTHORN ROADAddress 2: Address 3: Town: CUTHBERTCounty: LANCASTERPostcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing: Description: **4. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 SARAH WESTWOOD

Reference:

Date (DD/MM/YYYY): 26/03/2012
(must be pre-application submission)

Details of pre-application advice received?

 AGREE SCOPE OF APPLICATION**5. Description Of Your Proposal**

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

 UP TO 270 RESIDENTIAL DWELLINGS, A DOCTOR'S SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKS.Reference number: AV/12850/A/11/2161186Date of decision: 26/03/2012

(Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1. CONDITION 3	6. CONDITION 16
2. CONDITION 6	7. CONDITION 17
3. CONDITION 12	8. CONDITION 2
4. CONDITION 14	9. CONDITION 21
5. CONDITION 15	10. CONDITION 24

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY):

 (date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

 (date must be pre-application submission)**6. Discharge Of Condition**

Please provide a full description and/or list of the materials/details that are being submitted for approval:

 PLEASE REFER TO ATTACHED LIST**7. Part Discharge Of Condition(s)**

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

G Bmt

Date (DD/MM/YYYY):

09-01-13

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

RICHARD.BARTON@HOWPLANNING.COM

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

320130036 P
LAND OFF HENTHORN ROAD, CLITHEROE

DISCHARGE OF CONDITIONS APPLICATION

SCHEDULE OF CONDITIONS FOR WHICH DISCHARGE IS SOUGHT

JANUARY 2013

Condition No.	Condition Description	Information Submitted
3	No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by a renewable energy production methods has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.	Please refer to Sustainability Statement (2012/103/009a).
6	Development shall not commence on any phase approved under Condition 9 of this permission until that phase has been subject to a detailed scheme for investigation and recording of contamination of the land and risks to the development, its future uses and surrounding environment. A detailed written report on the findings including proposals and a programme for the remediation of any contaminated areas and protective measures to be incorporated in to the buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for the disposal of surface water during remediation. The remediation works shall be carried out and a validation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved proposals and programme. If during the course of the development further evidence of any type relating to other contamination is revealed, work at the location will cease until such contamination is investigated and remediation measures, approved in writing by the Local Planning Authority have been implemented.	Please refer to Remediation Statement prepared by Betts Associates (October 2012).

Condition No.	Condition Description	Information Submitted
12	No development shall begin until the scheme for the construction of the pedestrian/cycle links through the site between Henthorn Road and the caravan track including a bollard or similar barrier arrangements on the link of this junction with the caravan track has been submitted to approved in writing by the Local Planning Authority in consultation with the Highways Authority. The scheme so approved shall be implemented in accordance with the approved phasing details submitted under Condition 9 prior to the first occupation of the tenth dwelling unit on the site.	Please refer to the Site Layout (Ref: TW-HR-SL-01).
14	No site clearance, site preparation or development work shall take place within seven metres of the river edge unless an Otters (<i>lutralutra</i>) Survey for the presence of otters has been carried out. The Survey, together with proposals for mitigation/compensation (if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of otters shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
15	No site clearance, site preparation or development work shall take place within seven metres of the river edge unless a Water Vole (<i>arvicolaterrestris</i>) Survey has been carried out in advance. The report of the Survey (together with a scheme for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
16	No development shall take place for any works affecting a watercourse before a Survey for White Clawed Crayfish has been undertaken. The report of the survey (together with proposals for mitigation/compensation, if required) shall be	Please refer to Protected Species Report prepared by FPCR (October 2012).

Condition No.	Condition Description	Information Submitted
	submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of White Clawed Crayfish shall thereafter be implemented in full.	
17	No development shall take place until a Repeat Survey for the presence of Badgers has been undertaken. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
20	No site clearance, site preparation or development shall take place until a habitat Creation/Enhancement and Management Plan and programme has been submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. The Plan shall include (but not be limited to) further details and measures for: the maintenance and enhancement of retained hedgerows; compensation for hedgerow losses; retention and enhancement of species [rich]/neutral grassland (and measures for mitigation/compensation, if retention in situ is not possible); enhancement of the stream and associated habitat; naked scrub and tree planting; maintenance and enhancement of part of the River Ribble BHS. The approved Management Plan shall be implemented in full in accordance with the approved programme.	Please refer to Habitat Creation and Management Plan prepared by FPCR (October 2012).
21	No development shall begin until a detailed Method Statement for the removal of treatment and control of Himalayan Balsam on site has been submitted to and approved in writing by the Local Planning Authority. The Method shall include details of proposed working methods to be adopted to prevent the spread of the species during any operations such as mowing,	Please refer to Habitat Creation and Management Plan prepared by FPCR (October 2012).

Condition No.	Condition Description	Information Submitted
	strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered within the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved Method Statement.	
24	No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) The parking of vehicles for 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 the omission of dust and dirt during construction; vii) A scheme for recycling/disposing of waste resulting from construction work.	Please refer to submitted Construction Method Statement.