

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL**Ref: GT**

Application No:	3/2013/0523/P
Development Proposed:	Application to discharge details relating to condition no. 4 (dependant species conservation), condition no. 5 (disposal of foul and surface waters), condition no. 6 (non-native species removal) and condition no. 7 (landscape details) of planning permission 3/2012/0565/P at land off George Street, Clitheroe, Lancashire, BB7 1BU.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations

N/A

RELEVANT POLICIES:

NPPF.

Policy G1 - Development Control.

Policy ENV7 - Species Protection.

Policy ENV13 – Landscape Protection.

Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

Policy DME3 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft).

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The approval of details required in connection with planning condition no. 4 (dependant species conservation), condition no. 5 (disposal of foul and surface waters), condition no. 6 (non-native species removal) and condition no. 7 (landscape details) of planning permission 3/2012/0565/P at land off George Street, Clitheroe, relating to the approved erection of two, new-build semi-detached houses with off-road parking and private gardens.

Condition no. 4 – Details have been supplied in relation to the proposed bird and bat boxes to be used within the building and these have been agreed with the Council's Countryside Officer.

Condition no. 5 – The details supplied are satisfactory to discharge the condition.

Condition no. 6 – Following the submission of further details relating to the methodology and management of the non-native species removal, the Council are satisfied in relation to the level of information now supplied in relation to this condition.

Condition 7 – The proposed landscaping measures are considered acceptable.

SUMMARY OF REASONS FOR APPROVAL:

The proposed details submitted are considered sufficient to formally approve in relation to the above planning conditions.

RECOMMENDATION: That planning condition no's 4, 5, 6 and 7 can be discharged.