

# Janet Dixon

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**TOWN PLANNERS LIMITED**

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15 May 2014

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Mr J Macholc  
Head of Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear John

**Application to discharge conditions of planning permission 03/2011/0887  
Conversion of barn to single dwelling, Abbott Barn, Back House Lane, Chipping**

I can confirm that I have submitted the above discharge applications (application forms, copy of planning permission 03/2011/0887 and relevant supporting information) via the Planning Portal (ref PP-03265417).

The application is to discharge all of the conditions of the above planning permission and listed building consent that require details to be submitted to and approved by the Council prior to the commencement of the development (ie conditions 4, 7, 13, 14 and 15). The details provided are specified below.

*Condition 4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.*

Condition 4 requires the implementation of a programme of building recording and analysis. The recording has been undertaken by Stephen Haigh. His report has been submitted with the application via the Planning Portal.

*Condition 7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.*

Condition 7 requires details of the flush fitting conservation style velux roof lights to be installed. A typical detail of the velux roof light has been submitted with the application via the Planning Portal.

Condition 13. No development approved by this permission shall be commenced until a full scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Condition 13 requires details of the foul water drainage arrangements. Details of the proposed have been submitted with the application via the Planning Portal. The scheme involves the installation of a Klargest treatment plant, with a discharge from the plant to a local ditch.

Condition 14. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Condition 14 requires details of the surface water drainage arrangements. Details of the proposed have been submitted with the application via the Planning Portal. The scheme involves the connecting the surface water run-off from the building roofs to the discharge pipe from the Klargest treatment plant with, in turn, a piped discharge to a local ditch.

Condition 15. No development shall take place until details of mitigation measures have been submitted and approved in writing by the local planning authority. The details of mitigation measures shall include the provisions to be made for the Tawny owls including artificial nesting sites/boxes and/or artificial roosting sites/boxes. The approved mitigation measures shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Condition 15 requires details the installation of an owl nesting box. The nesting box has recently been installed in accordance with the detail submitted with the application via the Planning Portal.

I enclose a cheque for the discharge application fee in the sum of £97.

I trust you will find the forms and submissions to be complete, and the details to be appropriate / sufficient for you to reach favourable and early decisions on each of the applications.

Should you require any further information, or wish to discuss any matters arising, please contact me.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script that reads "Mike".

Mike Gee

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