

Your ref: PP-05459267
Our ref: VH/1044

05 September 2016

Mr Stephen Kilmartin
Principal Planning & Urban Design Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire
BB7 2RA

Electronic submission only (via Planning Portal)

Dear Stephen

APP/T2350/W/15/3119224 - LAND AT MALT KILN BROW, CHIPPING: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

I write on behalf of SCPi Bowland Limited in relation to the above planning permission reference APP/T2350/W/15/3119224 that was granted consent on appeal on 18 April 2016. I formally submit the enclosed information which seeks to discharge conditions 41, 50, 54 and 30(iii). I have also enclosed the requisite completed discharge of condition application form. To enable to Council to process this request, a payment of £97 will be made via cheque.

SCPi Bowland Limited wish to progress four elements of the project, effectively as enabling packages, which can be summarised as:

1. Creation of a new cricket pitch ;
2. Desilting, wall repairs and works to Mill Pond;
3. Demolition of industrial buildings; and
4. Stabilisation of and making watertight Kirk Mill.

The above elements of the project relation to land parcels 1, 2 and 5, as denoted on drawing no. 05024_MP_00_105. This application seeks to discharge conditions to allow the creation of a new cricket pitch to commence.

CONDITION 41

Condition 41 states:

"Notwithstanding any indication on the approved plans, no development approved by this permission shall commence on a land parcel (as defined on Dwg No 05024_MP_00_105) until a scheme for the disposal of foul and surface waters for the parcel has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or

Planning and Environmental Advisers

Partners:

Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Fiona Woodford
Julie Halman

Associates:

Conor Vallely MTCP MRTPI
Keith Jones BA (Hons) MSc MRTPI

HOW Planning LLP

Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
HOW Planning LLP is a Limited Liability Partnership
Any reference to Partner means a member of HOW Planning LLP

indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details."

The details of the septic tank proposed to address this condition in relation to land parcel 5 are provided within this application submission.

CONDITION 50 & 54

Condition 50 and 54 state:

"Immediately prior to commencement of works a further precautionary survey of the site and adjacent suitable habitat for evidence of Otter shall be carried out by an appropriately qualified person. If the survey reveals evidence of Otter then advice should be sought regarding the need for a Natural England licence."

"If works are to be carried out within 5m of the bank tops of suitable Water Vole habitat, a further precautionary survey for evidence of water voles shall be carried out immediately prior to commencement of works. 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. Any identified necessary and approved measures for the protection of water voles shall thereafter be implemented in full."

The Chipping Water Vole and Otter Advice Note (July 2016), prepared by Bowland Ecology, has been submitted to discharge these conditions.

CONDITION 30(iii)

Condition 30(iii) states:

No development shall take place on a land parcel as defined on Dwg No. 05024_MP_00_105 Site Wide Planning Guide until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing. For the avoidance of doubt the submitted details shall include:

iii) surfacing including full details of the colour, form and texture of all hard landscaping (ground surfacing materials);

This application seeks to discharge Condition 30(iii) only in respect of the land parcel 5 (drawing no. 05024_MP_00_105) as this is the only applicable part of this condition.

SUMMARY

I trust the above and enclosed will enable you to register the planning application and request that the Council responds to the application within 21 days, in accordance with the Planning Practice Guidance. Please do not hesitate to contact me should you wish discuss the application in greater detail.

With kind regards,

Yours sincerely



Victoria Hunter
Senior Planner
Direct Dial: 0161 831 5881
Mobile: 07843 192 482
Email: victoria.hunter@howplanning.com

Enc. Application Form

BOW0017/616 Chipping - Water Vole and Otter Advice Note (July 2016)

Septic Tank Information