



Our Ref: CCC

PP Ref: PP-05562002

Ribble Valley Borough Council

The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

18th October 2016

Dear Sirs

**CLITHEROE CAMPING AND CARAVANNING CLUB SITE, EDISFORD BRIDGE FARM,
EDISFORD ROAD, CLITHEROE, BB7 3LA
DISCHARGE OF CONDITIONS 3 AND 4 ON PLANNING PERMISSION REF 3/2015/0002
PLANNING PORTAL REF: PP-05562002**

WYG is acting on behalf of The Camping and Caravanning Club in connection with the proposed upgrades and improvements to the Clitheroe Camping and Caravanning Club Site, at Edisford Bridge Farm, Edisford, Clitheroe.

Planning permission (ref: 3/2015/0002) was granted on 9th March 2015 for:

"Site upgrades and improvements comprising the conversion of 44 existing grass pitches to hardstandings and extension to internal site access road."

WYG has been instructed to seek the discharge of conditions attached to the planning permission and this application submission relates to Conditions 3 and 4 of the permission.

Application Submission

This letter provides details regarding the discharge of the aforementioned planning conditions.

In respect of the planning application fee a cheque of £97.00 made payable to Ribble Valley Borough Council is being sent under separate cover.

For your ease of reference we now deal with the requirements of the condition and the details submitted in order to discharge conditions 3 and 4 as appropriate.

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Condition 3

Condition 3 of the planning permission relates to a Construction and Demolition Method Statement. It states:

"No development shall take place, including any demolition, until a Construction and Demolition 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. It shall provide for:

- 1. The parking of vehicles of site operatives and visitors*
- 2. The loading and unloading of plant and materials*
- 3. The storage of plant and materials used in constructing the development*
- 4. Wheel washing facilities*
- 5. The highway routing of plant and material deliveries to and from the site."*

The reason for the condition is: *"In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version)."*

In order to satisfy the requirements of Condition 3, the following information is submitted for approval:

- Construction Method Statement which sets out the methods of working during construction, including all of the detail required by the condition.

Condition 4

Condition 4 of the planning permission relates to a Tree Protection Document. It states:

"Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design and Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble."

The reason for the condition is: *"In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development. In accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy (Adopted Version)"*

In order to satisfy the requirements of Condition 4, the following information is submitted for approval:

- Arboricultural Method Statement, which sets out the methods of tree protection for those trees identified as requiring protection during construction within the approved Tree Survey (that formed part of the planning application).

It is considered that the information contained in the submitted documentation is sufficient to discharge the requirements of conditions 3 and 4 of the planning permission. I look forward to receiving confirmation that these are the only pre-commencement conditions which require formal discharge by



the local planning authority, of registration of the application and a likely timescale for its determination. If you require any further information, please contact us on 0121 456 7444.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Butterfield', with a long horizontal line extending to the left.

Sarah Butterfield
Associate Director

WYG Environment Planning Transport Limited