

**Ribble Valley Borough Council**

Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA



MPSL Planning and Design Ltd  
Commercial House  
14 West Point Enterprise Park  
Trafford Park  
Manchester  
M17 1QS

**DATE: 5<sup>th</sup> February 2018**  
**Our Ref: 17037\_PA\_001**

Dear Sirs

**RE: PRESTON ROAD, LONGRIDGE  
RESERVED MATTERS APPLICATION FOR PROPOSED RESIDENTIAL  
DEVELOPMENT FOR THE ERECTION OF 256No. DWELLINGS, A LOCAL  
NEIGHBOURHOOD CENTRE, ACCESS ARRANGEMENTS AND ASSOCIATED  
LANDSCAPING/WILDLIFE INFRASTRUCTURE.**

Please find enclosed a copy of the Reserved Matters Application submitted on behalf of our clients Kier Living 'the applicants', via the planning portal reference PP 6704988.

The enclosed disk contains electronic copies of the following information which forms the comprehensive application submission.

- Location plan 17037\_00
- Planning Layout 17037\_P1
- Illustrative Colour Layout 17037\_P2
- Elevation character area plan 17037\_04
- Illustrative Colour Street Scenes 17037\_05
- Boundary Treatments details 17037\_07
- Garage details 17037\_08
- Design Justification Statement 17037\_DJS
- 6196 R1 FRA Dec 2017 Rev A
- 6196-01-01-01-G Drainage Strategy Layout
- 6196-01-01-02-E Drainage Strategy Layout
- 6196-01-02-01-D Longsections
- 6196-01-02-02-C Longsections
- 6196-01-02-03-C Longsections
- 6196-01-02-04-C Longsections
- 6196-01-03-E Manhole Schedules
- 6196-01-07-A Drainage Proposals
- 6196-01-08-A Preliminary Site Plan and Sections

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Registered in England No. 03885832  
Registered Office: Chester House  
Lloyd Drive Cheshire Oaks Business Park  
Ellesmere Port Cheshire CH65 9HQ

- House type packages including Village Green Community Building
- 17037\_Village Green-Ele
- 17037\_Village Green-Plans

Please note that the relevant reserved matters application fee, being £51,287.00 will be sent via cheque, by the applicant Kier Living.

We trust that the enclosed meets with your satisfaction and that it can be validated at the earliest opportunity, however, should you have any queries or require any further information please do not hesitate to contact the undersigned.

Thanking you in anticipation  
Yours sincerely,

A Clews

Adam Clews  
Design Manager