



c/o Chipping Homes Ltd

Units A2 – A6 Edge Fold Industrial
Estate
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John Macholc
Planning Department
Ribble Valley Borough Council
Council Offices
Clitheroe
Lancashire
BB7 2RA

5th February 2018

Dear Mr Macholc

Re: Condition Discharge Application for Church Raike, Chipping
Ref: 3/2014/0183 or APP/T2350/W/15/3119224
Planning Portal Reference : PP - 06715762

An application to discharge conditions (numbers 5, 6, 10, 29, 30, 32, 34, 37, 44 and 58) from the outline consent for this scheme has been made via the planning portal.

The following information has been provided via the planning portal or is attached to this letter;

- Condition 5 – s38 general arrangement drawing. Please see drawing 3081-SHD-00-ZZ-DR-C-0218-s38
- Condition 6 – Chipping Homes Ltd seeks to discharge the condition regarding the provision of a play space and management plan. It was agreed during the reserved matters application process that a play space would not be provided on site and instead a financial contribution would be made. This contribution has been secured via a s106 agreement dated 21st December 2017. A schedule of the payment terms from the s106 has been provided with this condition discharge application. Please confirm that this condition can now be discharged.
- Condition 10 – the finished floor levels of the plots has been provided on drawings 3081-SHD-00-ZZ-DR-C-0004 sheet 1 and 3081-SHD-00-ZZ-DR-C-0004 sheet 2. The ridge and eaves heights are provided on the overview sheets of the house types – drawings listed below;
 - 2205 – CHA – 0001 – Overview – B
 - 2205 – STN v1 – 0001 – Overview – B
 - 2205 – STN v2 – 0001 – Overview – B
 - 2205 – STN v3 – 0001 – Overview – B
 - 2205 – TAS – 0001 – Overview – B

- 2205 – SPL – 0001 – Overview – B
- 2205 – FIN – 0001 – Overview – B
- 2205 – WHC v1 – 0001 – Overview – B
- 2205 – WHC v2 – 0001 – Overview – B
- 2205 – WHC v2 – 0001a – Overview – B (plot 20 only)
- 2205 – FUL – 0001 – Overview – B
- 2205 – KIN – 0001 – Overview – B
- 2205 – LID – 0001 – Overview – B
- Condition 29 – The reports attached to discharge this condition have already been informally supplied to Peter Iles at the LAAS. The reports included are the DBA and geophysical report.
- Condition 30 – hard and soft landscape details are provided on the two drawings;
 - 2630 201C Planting Plan
 - 2205-CHP – 0002 – Hard Landscaping rev D
- Condition 32 – the storage areas for refuse bins is detailed on the approved site layout (rev E). Re-submitted for confirmation of compliance with this condition.
- Condition 34 – the car parks / parking area for each dwelling will be surfaced in accordance with the submitted hard landscape plan (Millson Associates 2205-CHP – 0002 – Hard Landscaping rev D). The parking spaces will be provided prior to the occupation of the dwelling(s) requiring them.
- Condition 37 – Chipping Homes Ltd can confirm that the costs associated with the traffic regulation order for the extension of the speed limit on Fish House Lane and Longridge Road will be met. Please confirm how Chipping Homes should pay for this order? An invoice can be issued to Plodder Lane or a cheque can be provided if this is preferred.
- Condition 44 – Brownfield Solutions have provided both a desk study and phase II site investigation for this site. The reports have been submitted with this application. The desk study has been provided on a disc because of the file size.
- Condition 58 – the street lighting design has been completed by LCC and has been submitted to discharge this planning condition. Please see drawing number 942.

I look forward to hearing from you.

Yours sincerely



Amanda Oakden
Director