

**Ribble Valley Borough Council
Planning Section**

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23rd April 2018

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Reference number: PP-06912565

Dear Sir/ Madam,

Discharge of Conditions attached to appeal decision APP/T2350/A/11/2149940 (pursuant to planning application Ref. 3/2010/0820)

Address: Land to the north of Riddings Lane, Whalley, Lancashire BB7 9RL

Applicant: Bellway Homes Ltd (Manchester Division)

Submitted on behalf of our client, Bellway Homes Limited (Manchester Division), this application is seeking to discharge conditions attached to planning appeal reference APP/T2350/A/11/2149940 at the above site. The appeal was allowed on 16th September 2011 for the following development:

"Outline application for a maximum of 80 residential units at land to the north of Riddings Lane, Whalley with access from Hayhurst Road with all other matters reserved."

Our client is seeking to discharge details in respect of conditions 4 and 11.

This application has been submitted via the Planning Portal (ref: PP-06912565) on 23rd April and the application fee of £116 has been paid directly to Ribble Valley Borough Council.

Background to Condition 4 (Surface Water Drainage)

An application to discharge conditions 3, 4, 7, 11 and 12 against permission APP/T2350/A/11/2149940 was submitted to Ribble Valley Borough Council (RBVC) on 16th January 2015 (Ref. 3/2015/0038). Additional information was requested in respect of condition 4 (Surface Water Drainage) and this was submitted by Bellway to the Environment Agency via email on 27th January 2015.

A response was received from James Jackson at the Environment Agency on 29th January 2015 confirming that they could discharge this condition once the case officer had uploaded the necessary information to the RBVC planning applications portal.

Conditions 3, 7 and 12 were granted partial discharge on 12th August 2015 (full discharge pending the completion of development.) Condition 4 was not discharged at this time despite the outstanding requirements having been satisfied well in advance of the issue of the decision notice.

The historical trail of correspondence relating to condition 4 is included with this discharge application for ease of reference. It confirms that the Environment Agency has previously considered the information hereby submitted to discharge this condition and this has been deemed satisfactory.

Information Submitted to Discharge Conditions

The following information is hereby provided to discharge each relevant condition:

	Condition requirement	Information Submitted
4	Surface Water Drainage Scheme	• Letter from Lees Roxburgh (Consulting Engineers) dated 21/11/14, providing all justification for proposed drainage strategy. • Drainage calculations for Q-Bar run off and SW discharge calculations. • Preliminary Drainage & Levels Layout Rev D. • Peer review letter from E3P dated 18/11/14 giving clarification on the underlying ground conditions and its unsuitability for infiltration / permeable drainage strategies. • Email from United Utilities confirming their acceptance to the FW and SW discharge points into their existing drainage network along with confirmation that the proposed drainage systems are generally acceptable for adoption by them. • Email correspondence from James Jackson at the Environment Agency confirming that the above submitted information is sufficient to discharge condition 4.
11	Site Investigation and Remediation	• Letter from Lees Roxburgh (Consulting Engineers) dated 21/11/14, which refers to the Daniel Sutcliffe Email Dated 26th September 2014 – Contaminated Land. • Phase 1 & 2 Geo-Environmental Site Investigation Report (REC, July 2013, Ref. 45045p1r0)

I trust the enclosed information will be sufficient to discharge the above conditions. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. Cohen', with a stylized, cursive script.

Rosanna Cohen
Senior Planner