

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Ref. PWA_13-003

14th May 2018

Dear Sir / Madam,

**DISCHARGE OF PLANNING CONDITIONS RELATING TO FULL PLANNING CONSENT 3/2016/0580
LAND TO THE NORTH OF NEW HALL LANE, WEST OF GEOFFREY STREET, PRESTON**

PWA Planning, on behalf of Mr D Lambert, have today submitted an application to discharge planning conditions no. 5, 6, 11 and 17 attached to full planning permission 3/2016/0580 which was granted on 2nd May 2017 for which the description of development is "*Proposed residential development to provide 34 no. dwellings and associated works*".

The application has been submitted via the Planning Portal (Portal Ref. PP-06967016) and a brief summary of each condition and the submitted documents is provided below.

Condition 5

This condition requires the submission of boundary treatment plan, including any proposed fencing, walls, retaining wall structures and gates for the Local Planning Authority's approval in writing prior to the commencement of development. TPM Landscape, who were involved in the landscape master-planning for the main planning application, have produced a detailed landscape scheme which includes all proposed boundary treatments within the development site and can be found within the suite of submission documents (drawing no. 3048 101 Rev A).

Condition 6

This condition requires the submission of a detailed hard and soft landscaping scheme for the LPA's written agreement prior to any works starting on site. In this respect, please refer to the following drawings, which have been prepared by TPM Landscape. Note that the submitted drawings also includes a scheme for the on-site children's play area, including the quantity and type of apparatus to be used.

- Landscape Layout drawing no. 3048 101A
- Planting Plan drawing no. 3048 201A
- Planting Plan drawing no. 3048 202A
- LAP Design drawing no. 3048 102A

Condition 11

Condition 11 necessitates the submission of a Construction Method Statement to the LPA for approval in writing prior to the commencement of development. As is required by the condition, a full and detailed CMS has been prepared and covers the following details:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location of the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The location of security hoarding
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- F. Periods when plant and materials trips are not to be made to and from the site
- G. The highway routes of plant and material deliveries to and from the site
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties
- I. Days and hours of operation for all construction works

The statement, once approved, will be adhered to in full through the construction phase of the development.

Condition 17

This condition requires the submission of details covering all proposed ecological mitigation measures within the site. In this respect, please refer to Cameron Cook's Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment (June 2016) which supported the full planning application together with TPM Landscape's drawings listed under condition 6 above, which when read together both set out the information required by the condition. The ecological mitigation measures proposed largely consist of new appropriate landscaping and vegetation across the development, which is in line with the recommendations of the ecology report.

The requisite application fee of £116.00 will be paid directly by the applicant.

I trust you will find the application to be in order and look forward to confirmation of its registration and validation. If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Emily Robinson | Senior Planner
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