

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

25<sup>th</sup> January 2019

**Waddow View, Clitheroe**  
**Planning Condition Discharge – Approval Ref: 3/2014/0597**

**Outline application for up to 275 new dwellings and access. All other matters reserved.**

Dear Sir/Madam,

Please find attached supporting information to enable the discharge of the following planning conditions from approval notice 3/2014/0597.

**Condition 7:**

Please find enclosed a copy of the Construction Environmental Management Plan (CEMP) Ref: CEMP:WVC:JC:01, which demonstrates the following points:

- Site Communication
- Environmental and Planning Consents
- Description of Works
- Construction Programme
- Environmental Constraints and Receptors
- Key Environmental Impacts
- Emergency Response Plan
- Management of Contractors
- Training and Competence
- Method Statements

**Condition 8:**

Please find enclosed a copy of the Flood Risk Assessment Ref: FRA263-FRA Rev 2.0, as submitted in current Reserved Matters Application Ref: 2018/0181.

**Condition 9:**

Please find enclosed a copy of the Main Drainage Schematic Ref: DWH155-001 Rev E, which is based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

**Condition 10:**

Please find enclosed a copy of the Main Drainage Schematic Ref: DWH155-001 Rev E which outlines the general system of foul drainage arising from the entire site.

**Condition 15:**

Due to the fact that Code for Sustainable Homes has now been abolished (since March 2014), we can confirm that we will be constructing this development to the latest NHBC building regulations instead.

**Condition 16:**

With regard to the proposed bus lane for this development, please find enclosed a copy of the email correspondence between our Planning Director (Andrew Taylor) and LCC's Development Support Office (Dave Bloomer) confirming that *'I have now had a response from my public transport colleagues and I can confirm that the formation of the bus gate will no longer be required'*.

Accordingly there is no bus lane designed within the development and therefore there is nothing to submit in relation to this condition.

**Condition 17:**

Please find enclosed a copy of the Engineering Schematics Sheets 1-4 Ref: DWH155-003/004/005/006, which identifies the finished floor levels being a minimum of 150mm above finished ground level.

**Condition 18:**

Please find enclosed a copy Updated Licensed Bat Survey and Assessment Ref: 2018-046 and Results of Dawn Re-entry Bat Survey Ref: 2018-046b which provides detailed advice on mitigation and design requirements.

**Condition 21:**

Please find enclosed a copy of the Landscape Proposals Sheets 1-4 Ref: 15930 and Playscape Layout Ref: 15950, which identifies the enhancements proposed to be made to the watercourses, habitat planting and hedgerows.

**Condition 25:**

Please find enclosed a copy of the Construction Environmental Management Plan Ref: CEMP:WVC:JC:01 and Execution Plan Ref: H769-EP-01, which identified how we will be facilitating the construction traffic for this development, both with the access to the site and their designated routes throughout the site.

**Condition 29:**

Please find enclosed a copy of the Execution Plan Ref:H769-EP-01, which can also be found within the Construction Environmental Management Plan (see condition 7). The execution plan identifies the proposed build route of each of the parcels of land within this development, along with the order in which the proposed roads will be constructed.

**Condition 30:**

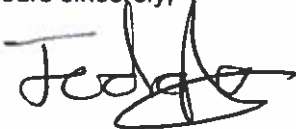
Please find enclosed a copy of the Cycle Path and Footpath Route Plan Ref: H7869-CP/FP, which will help to improve the cycle and pedestrian facilities within this development.

**Condition 31:**

Please find enclosed a copy of the Framework Travel Plan Ref: J324133 Rev 2, that incorporates the entire development, which has been created by Mode Transport Planning on our behalf.

I trust that the enclosed will be sufficient to discharge the above planning conditions. Please do not hesitate to contact me should you require any further information.

Yours sincerely,



Jacquelyn Colquhoun  
**Architectural Technician**  
Barratt & David Wilson Homes (North West).