

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

8th February 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 12

Please find enclosed a copy of the Energy Reduction Report Rev V2, created by Environmental Economics, which shows a 10% energy reduction for the overall development.

Condition 13

Please find enclosed a copy of the updated Arboricultural Impact Assessment Ref: 6896.001 Rev 1.0, along with a copy of the Tree Removal Plan 1 (Formation of Site Access) Plan Ref: H7839-TRP which both identify the trees and hedgerows we require removing to allow for this development to take place.

Please accept this letter as a request to the Local Planning Authority for consent to remove the trees shown on Tree Removal Plan 1.

Condition 14

Please find enclosed a copy of the proposed street lighting locations plan 1 of 2 & 2 of 2 Ref: SE-HL-01538-01 & SE-HL-01538-02, along with a copy of our correspondence (Ref: ERAP_2018-046) from our approved ecologist (ERAP) confirming that the above named street lighting design is acceptable in correspondence with the points highlighted in this condition.

Condition 19

Please find enclosed a copy of the updated Arboricultural Impact Assessment Ref: 6896.001 Rev 1.0, along with a copy of the Tree Removal Plan 1 (Formation of Site Access) Plan Ref: H7839-TRP which both identify the trees and hedgerows we require removing to allow for this development to take place, as well as those trees to be retained and protective fencing details.

Condition 22

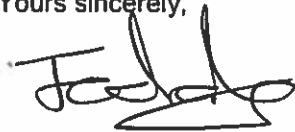
Please find enclosed a copy of the affordable housing scheme statement Ref: 190206, which covers all of the elements listed within this condition.

Condition 23

Please find enclosed a copy of the Updated Ecological Survey and Assessment Ref: 2018/046 (created by ERAP) which reviews all of the ecological aspects of this development but also identifies within section 5.4 (page 22) that 'no evidence of use of the site by otter has been recorded during the surveys in 2014 and 2018'.

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).