

18th September 2019

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

Our ref: OAKM003
PP ref: PP-08160525

By email only

Dear Sir

**ERECTION OF 39 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS
LAND AT THE JUNCTION OF CHATBURN ROAD AND PIMLICO ROAD, CLITHEROE**

I am pleased to submit an application for full planning permission on behalf of our client Oakmere Homes, for the erection of 39 dwellings with associated landscaping and access at land on Chatburn Road, Clitheroe. The application has been made via the Planning Portal (ref PP-08160525) and payment of £18,018 has been made paid directly by our client under separate cover.

The application comprises the following:

Drawings

• Location plan	067-SL-01
• Proposed site plan	067-P-01
• Topographical Survey	19B295
• Bowfell Plans	067-BOW-P01
• Bowfell Elevations	067-BOW-P02
• Bowfell Split level plans	067-BOW-SPL-P01
• Bowfell Split level elevations	067-BOW-SPL-P02
• Caldew and Rothay Block Plans	067-CAL-P01
• Caldew and Rathay Block elevations	067-CAL-P02
• Ennerdale Att Garage Plans	067-ENN-AG-P01
• Ennerdale Att Garage Elevations	067-ENN-AG-P02
• Grasmere Plans	067-GRA-P01
• Grasmere Elevations	067-GRA-P02
• Grizedale Plans	067-GRIZ-P01
• Grizedale Elevations	067-GRIZ-P02
• Honister Plans	067-HON-P01
• Honister Elevations	067-HON-P02
• Kirkstone Plans	067-KIRK-P01
• Kirkstone Elevations	067-KIRK-P02

Smith & Love Planning Consultants | Rational House, 32 Winckley Square, Preston PR1 3JJ
t: 01772 965376 e: info@smithlove.co.uk w: smithlove.co.uk

VAT no. 213430752 | Company Registration no. 8449131 | Reg Address: 80 Lytham Road, Fulwood, Preston,
Lancashire, PR2 3AQ

• Lowther Plans	067-LOW-P01
• Lowther Elevations	067-LOW-P02
• Rothay Plans	067-ROTH-P01
• Rothay elevations	067-ROTH-P02
• Thirlmere Plans	067-THIRL-P01
• Thirlmere Elevations	067-THIRL-P02
• Thirlmere Split Level Plans	067-THIRL-SPL-P01
• Thirlmere Split Level Plans	067-THIRL-SPL-P02
• Wasdale Split Level Plans	067-WAS-SPL-P01
• Wasdale Split Level Plans	067-WAS-SPL-P02
• Planning Fencing layout	067-P-02
• Planning external material layout	067-P-03
• Proposed street scenes and sections	067-P-04
• Proposed affordable layout	067-P-05
• 1800-1000mm High timber plot divide fence	SD-FT-02
• 1800mm High timber feather edge fence	SD-FT-08
• Stone wall with timber hit and miss infill	SD-SW-03
• Material House Type List	

Reports

• Application Form and Certificate B	Smith & Love
• Planning and Affordable Housing Statement	Smith & Love
• Design and Access Statement	Smith & Love
• Tree Survey	PDP Associates
• Flood Risk Assessment	REFord
• Drainage Strategy	Causeway
• Preliminary Risk Assessment	BEK
• Ecological Appraisal	Envirotech
• Transport Assessment	DTPC
• Drainage and Highways	REFord
• Biodiversity Offset calculations	Envirotech

The application follows a pre-application enquiry (ref RV/2019/ENQ/00051) and discussion with officers in June 2019.

I trust I have provided all information necessary to validate the application. If you have any queries at this stage, please don not hesitate to contact me.

Yours sincerely

Abigail Kos

abigail@smithlove.co.uk

ENCS.

Cc – client