



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
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CLITHEROE
BB7 2RA

My reference: 3/2020/0009
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Email: planning@ribblevalley.gov.uk
Date: 08 December 2020

Location: Land adj 97 Woone Lane Clitheroe BB7 1BJ

Proposal: Discharge of condition 3 (landscaping), 4 (enclosure details), 5 (lodge details), 7 (landscaping), 8 (structure over highway), 9 (site access), 10 (land contamination) 12 (japanese knotweed), 13bird/bat boxes) 14-16 and 18 (drainage details) and 20 (construction method statement) from planning permission 3/2018/0535.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 3 is partially discharged insofar that the submitted materials are considered acceptable insofar that they are considered appropriate to the character of the area. The materials considered acceptable are as follows:

External walls - Marshalls Cromwell Pitch Buff
Marley Edgemere Interlocking Slate
Black UPVC Windows

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

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Condition 4 is partially discharged insofar that the submitted boundary treatment details are considered acceptable insofar that they relate positively to the character of the immediate area as follows:

7025/P/1011

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 5 is partially discharged insofar that the submitted details are considered adequate to satisfy the requirements of the condition. The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 7 is partially discharged insofar that the submitted landscaping details (7025/P/1010 Rev: A) are considered adequate to satisfy the requirements of the condition.

The conditions requires that the approved landscaping scheme be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

Condition 8 is partially discharged insofar that the submitted details are considered adequate to satisfy the requirements of the condition. The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 9 is partially discharged insofar that the submitted details are considered adequate to satisfy the requirements of the condition. The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 10 is partially discharged insofar that the submitted details are considered adequate to satisfy the requirements of the condition.

Condition 12 is partially discharged insofar that the submitted details are considered adequate to satisfy the requirements of the condition. The condition requires that the non-native species removal and disposal be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

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Condition 13 is partially discharged insofar that the submitted details (7025/P/1010 Rev: A) are considered adequate to satisfy the requirements of the condition.

The condition requires that the artificial bird/bat boxes be incorporated into the approved dwellings during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained.

Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 14 cannot be fully nor partially discharged insofar that the statutory consultee in respect of flooding and drainage matters considers the submitted details fail to satisfy the requirements of the condition.

Condition 15 cannot be fully nor partially discharged insofar that the statutory consultee in respect of flooding and drainage matters considers the submitted details fail to satisfy the requirements of the condition.

Condition 16 cannot be fully nor partially discharged insofar that the statutory consultee in respect of flooding and drainage matters considers the submitted details fail to satisfy the requirements of the condition.

Condition 17 cannot be fully nor partially discharged insofar that the statutory consultee in respect of flooding and drainage matters considers the submitted details fail to satisfy the requirements of the condition.

Condition 18 cannot be fully nor partially discharged insofar that the statutory consultee in respect of flooding and drainage matters considers the submitted details fail to satisfy the requirements of the condition.

Condition 20 is partially discharged insofar that the submitted Construction Method Statement is considered adequate to satisfy the requirements of the condition. The condition requires that the methodologies and timings contained within the approved Construction Method Statement be strictly adhered to throughout the construction period of the development.

Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.



NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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Agent