



Our Ref: 04B819288
Your Ref: PP-09641530

17 March 2021

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

Dear Mr Stephen Kilmartin,

COMPLIANCE WITH CONDITIONS ON APPLICATION 3/2015/0895 – LAND AT PENDLE ROAD, CLITHEROE

On behalf of our clients Taylor Wimpey Manchester (the Applicants), please find enclosed documents required to discharge conditions 25, 26, 31, 36, 37, 42 and 44 of the outline consent for residential development at Land at Pendle Road, Clitheroe (ref: 3/2015/0895).

The information submitted for compliance with all conditions listed above solely related to the Phases 2 and 3 of development at Pendle Road which was approved through reserved matters application: ref. 3/2019/0953).

The condition discharge application has been submitted online via the Planning Portal and a payment of £116 has been made on submission of the application (PP-09641530). This letter sets out the information submitted and the condition wording to which they relate.

Condition 25

Condition 25 reads:

"No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Please find enclosed an Archaeological Written Scheme of Investigation prepared by Archaeological Services Ltd. These details/ measures remain largely similar as for the development of Phase 1 which have been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 26

Condition 26 reads:

"No part or phase of the development hereby permitted shall begin until a scheme for screening the site during construction relating to such part or phase has been submitted and approved by the LPA in writing."

Please find enclosed a Temporary Fencing Plan (TW/HSF/TF/01) prepared by Baldwin Designs. The redline denotes the location of the fencing. These details/ measures remain largely similar as for the development of Phase 1 which have

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been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 31

Condition 31 reads:

"No site clearance, site preparation or development work shall take place within a phase until a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space not covered by condition 30 and the buffer zones in conditions 20 and 21 such as grasslands, hedges, trees, swales, reed beds and other sustainable drainage features within that phase has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):

- monitoring of the establishment of all landscape planting and habitat planting;*
- aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;*
- monitoring and treatment of invasive species;*
- monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;*
- monitoring and maintenance of bat and bird boxes;*
- maintenance of SUDS; and*
- appropriate timings of management works to ensure avoidance of bird nesting seasons etc.*

The Long Term Landscape and Ecological Management Plan shall be informed by the details contained within Chapter 7 Volume 1 of the Environmental Statement (October 2012) lodged with the planning application prepared by Amec. The Long Term Landscape and Ecological Management Plan shall be carried out as approved."

Please find enclosed a Landscape Management Plan prepared by TCL dated 16th February 2021. These details/ measures remain largely similar as for the development of Phase 1 which have been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 36

Condition 36 reads:

"No part or phase of the development shall begin until a Construction Environmental Management Scheme relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

Where relevant, the Construction Environmental Management Scheme for each Phase shall contain (but not be limited to):-

- I. Tree and hedgerow protection measures in accordance with BS5837:2012;*
- II. Measures to be applied to protect nesting birds during tree felling/vegetation clearance works, or other works that may affect nesting birds (including buildings or other suitable breeding bird habitat which are to be removed as part of the proposals);*
- III. Watercourse and ditch protection measures including location and type of protective demarcation fencing along Pendleton Brook (and the calcareous grassland) and other important habitats identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application such as Ditch 1;*
- IV. A method statement for the protection of bats at the trees and buildings identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application including licensing requirements;*
- V. Construction lighting scheme;*
- VI. A method statement for the protection of Brown Hare (particularly during the breeding season);*
- VII. Pollution Prevention Guidelines (PPG) and protocol including surface water monitoring along the Ditches and Pendleton Brook; and*
- VIII. Eradication Management Plan for Japanese Knotweed*

The Construction Environmental Management Scheme shall be carried out as approved."

Please find enclosed a Construction Environmental Management Plan prepared by Taylor Wimpey. These details/ measures remain largely similar as for the development of Phase 1 which have been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 37

Condition 37 reads:

"No part or phase of the development shall begin until an Arboricultural Method Statement, Tree Protection Plan and Tree Protection Monitoring Schedule relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority before the site works are begun within that phase. The development shall be implemented in accordance with the approved details."

Please find enclosed an Arboricultural Method Statement prepared by Urban Green. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 42

Condition 42 reads:

"No part or phase of the development shall begin until a scheme to mitigate noise during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that noise levels during periods of construction will not exceed 65dB LAeq.12hr at any properties beyond the site. The works shall thereafter be carried out in accordance with the details so approved."

Please find enclosed a Construction Environmental Management Plan prepared by Taylor Wimpey, with noise mitigation measures set out on pages 24-25. These details remain the same as for the properties of Phase 1 which have been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Condition 44

Condition 44 reads:

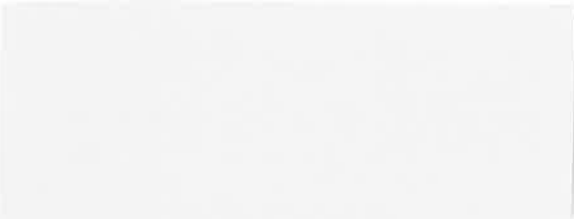
"No part or phase of the development shall begin until a suitable scheme of glazing/ventilation for buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the details so approved with the glazing/ventilation thereafter retained."

Please find enclosed a Glazing and Ventilation details report prepared by Taylor Wimpey. These details remain the same as for the properties of Phase 1 which have been previously approved. This information should be sufficient to discharge this condition insofar as it relates to Phases 2 and 3.

Summary

I trust the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely



For and on behalf of Avison Young (UK) Limited

