

c/o SCPI (Bowland) Ltd Ltd

Stephenson House Edgworth Bolton BL7 OJY

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

12th May 2021

Dear Sir/ Madam

Re: Discharge of condition application to Land North of Church Raike, Chipping

Ref: Outline 3/2014/0183 (appeal ref APP/T2350/W/15/3119224)

Planning Portal Reference: PP-09814197

Please be informed that a discharge of condition planning application has been submitted via the Planning Portal regarding the above site.

The following information has been uploaded for approval:

Condition 10 requests the finished floor levels, ridge and eaves heights for the dwellings. The
details to discharge this condition were submitted and considered as part of the reserved
matters planning application (referenced 3/2018/0132). For clarity the ridge and eaves heights
on the front elevation are scheduled below. Further details can be found on the approved house
type plans. Please also refer to the levels and retaining plan 3431-SHD-00-ZZ-SK-C-0002 P4
(attached to this application but also an approved document).

	Ridge height	Eaves height
Plot	(m)	(m)
1	9.21	6.14
2	9.05	4.85
3	9.05	4.85
4	8.98	4.92

- Condition 29 Archaeology
 - Please see attached the Written Scheme of Investigation Sumo Survey ref 14028
 - o Please see attached the Sumo Survey Geophysics Report ref 14028
- Condition 30 materials and landscaping
 - Materials please refer to the materials layout CRC-ML-01 /
 - A planting plan (ref TPM 2630.202.A) was approved as part of the reserved matters application. This plan has been re-submitted as part of this application. All trees lost as part of the development will be replaced on a 3 to 1 ratio as required.
- Condition 32 refuse and recycling
 - Refuse storage and recycling was considered at the reserved matters application stage.
 Details for the location of bins and collections points are provided on the approved site layout.
- Condition 35 Site access
 - The site access details were approved under planning permission ref 3/2018/0996. The approved access drawing reference is 3431-SHD-00-ZZ-SK-C-0005 P2.
 - o The site access will be delivered prior to the construction of the dwellings. This is expected to take place during the summer of 2021 commencing in July 2021.
- Condition 39 Construction management plan
 - o Please refer to CRC-TMP-01 and CRC-CMP-01
- Conditions 41 and 43 Foul and surface water drainage
 - o Please refer to 3431-SHD-ZZ-00-SK-0010 P1
- Condition 44 Site investigation
 - Please refer to the desk study referenced LC/C2179/3452 A
 - Please refer to the phase II report referenced 12-424
- Condition 47 Bird nesting provision
 - Bird and bat boxes will be provided in line with condition 9 of the reserved matters planning application. Detail attached to this application for clarity.
- Condition 48 nesting bird check
 - A bird nesting check has been carried out as required. This will be repeated if deemed necessary.
- Condition 49 trees and bat roost potential
 - Please refer to the ecologist letter report
- Condition 50 check for otters
 - Please refer to the ecologist letter report

- Condition 51 invasive species
 - o Please refer to the ecologist letter report
- Condition 52 GCN check
 - o Please refer to the ecologist letter report
- Condition 53 check for badgers
 - o Please refer to the ecologist letter report
- Condition 54 check for water vole
 - o Please refer to the ecologist letter report
- Condition 55 habitat creation /landscape plan
 - o please refer to the soft landscaping plan (referenced TPM 2630.202.A)

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- Condition 56 landscape management
 - o please refer to the ecologist landscaping management letter report
- Condition 57 tree protection details
 - o Please refer to the enclosed tree protection detail for the initial phase of works

Should you require any further information please do not hesitate to contact me.

Yours faithfully

A Oakden

Amanda Oakden

Director

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