

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2021/0760

DECISION DATE: 10 March 2026

DATE RECEIVED: 20/07/2021

APPLICANT:

Michael Mercer
Lovell
St Johns House
Barrington Road
Altrincham
M2 5ND

AGENT:

PRP Manchester
PRP Architects
Croxley House
14 Lloyd Street
Manchester
M2 5ND

**DEVELOPMENT
PROPOSED:**

Changes to planning permission 3/2018/0914 for the erection of 188 new dwellings. House type C (Plots 73, 74, 75, 80, 81, 82) 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. House type D (Plot 157) has increased in area from 101m² to 108.9m². House type E (Plots 79, 86, 99, 102, 109, 113 previously House type D) to be replaced with a new 4 bed wide frontage house type. This means that the overall mix of property sizes remains unchanged. House type K (Plots 35, 36, 143, 144, 145, 146, 147) this property has slightly increased in footprint and a further window has been added to bedroom 2.

Changes to layout: rearrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent.

AT: Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan: Rev C
Proposed Site Plan: Rev: Q
Proposed Unit Mix Plan: Rev: A5
Proposed Material Locations: Rev: R
Proposed Surface Treatment Layouts: Rev: L
Proposed Boundary Layouts: Rev: L
Proposed Street Elevations 01: Rev: G
Proposed Street Elevations 02: Rev: G
Proposed Street Elevations 03: Rev: H
House Type A: Rev: N
House Type B: Rev: P
House Type C: Rev: Q
House Type D: Rev: P
House Type E: Rev: H
House Type F
House Type G
House Type H: Rev: C
House Type J
House Type K
House Type L
House Type M
House Type N
House Type P 4B7P Zone 3 Rev:01
House Type Q 4B7P Zone 3 Rev:01
House Type R 3B5P Zone 3 Rev:01
Materials schedule AA7403 - 01-13 001
Proposed Boundary Treatments: AA7403 2014 Rev: C
Existing & Proposed Sections 01: AA7403 2030 Rev: C

Supporting Documents
Wildlife Movement Report
Bat Roost Assessment
Bat Emergence Survey
Breeding Bird Check
Biodiversity Enhancement

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The materials to be used on the external surfaces of the development hereby approved shall be implemented as per approved on the material schedule re AA7403 - 01-13 001 as follows:

Forticrete Anstone Walling - Olde Heather Black
Forterra Light Buff Brick - Cathedral Cream
Dark Brick - Michelmerch - Blockleys Synthesis S09
Through Coloured White Render
Mid-Grey Windows (Upvc)
Dark Grey Rainwater Goods

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

3. The boundary treatments to be used in the development hereby approved shall be implemented as per the approved plans

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Notwithstanding the submitted details, the first dwelling on the site shall not be occupied until full details of the timings and phasing of the equipping of the public open space provision, play areas and delivery of the trim-trail/cycle-ways have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall provide the details of the numbers of dwellings, within a phase, to be constructed/occupied prior to each area of usable public open space becoming fully equipped/available for use. The provision and equipping of such areas shall thereafter be carried out in strict accordance with the approved details including the agreed timetable for implementation.

REASON: To ensure the adequate provision for public open space and play areas is brought forward in an appropriate phased manner to serve occupiers/residents of the development and wider community.

5. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the first dwelling, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

6. The provisions for building dependant species shall be implemented in accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

7. During the construction period, all trees as shown to be retained within the submitted Tree and hedgerow Survey Report (August 2018 18-0886.02) shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.

All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

8. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Local Planning Authority within one month of the pre-clearance check being undertaken.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

9. Notwithstanding the submitted details, precise details including a long-term management plan and timings of planting of the landscape buffer margin to the west of plots 143-150 shall have been submitted to and approved in writing by the Local Planning Authority prior to the construction of any of the aforementioned plot numbers.

The development shall be carried out in strict accordance with the approved details/timings and the approved long-term management plan for the area shall be adhered to for the lifetime of the development.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality and to ensure that adequate landscape mitigation is provided at an appropriate stage in development to successfully minimise the impacts of the development upon existing neighbouring occupiers.

10. No works to or within 5m of the tree identified as having bat roosting potential (Figure 5 - Ecological Appraisal September 2018) shall be undertaken unless further surveys are undertaken, as specified in section 6.0 of the aforementioned report, have first been submitted to and agreed in writing by the Local Planning Authority.

The mitigation measures shall be implemented in accordance with the approved details as follows:

Wildlife Movement Report
Bat Roost Assessment
Bat Emergence Survey
Breeding Bird Check
Biodiversity Enhancement Measures

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

11. The development shall be carried out in strict accordance with the approved Construction Management Plan, Construction and Environmental management Plan Rev: A March 2021

REASON: To limit the number of access points to the highway network and mitigate the potential negative impacts of construction traffic upon the safe operation of the immediate highway network within Whalley.

12. There shall be no occupation of any of the approved dwellings within the development hereby permitted until such time as the parking and turning facilities have been implemented in accordance with PRP drawing number Rev H. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally, and to enable vehicles to enter and leave the site in a forward direction, in the interests of highway safety.

13. Prior to the first occupation of any of the dwellings hereby approved, details of electric vehicle charging points for each dwelling shall have been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed. These shall be installed prior to the first occupation of each dwelling and thereafter retained as such.

REASON: To support sustainable transport objectives and contribute to the reduction of harmful carbon emissions.

14. There shall be no occupation of any of the approved dwellings within the development hereby permitted, until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include, as a minimum:
- a) Information about the lifetime of the development, design storm period and intensity, temporary surface water storage facilities, details of the methods employed to delay and control surface water discharged from the site, details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
 - b) The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed a maximum rate of 57.7 L/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
 - c) A site layout plan showing flood water exceedance routes, both on and off site;
 - d) A timetable for implementation, including phasing as applicable;
 - e) Details of water quality controls, where applicable.
 - f) Details of an appropriate management and maintenance plan for the surface water drainage scheme for the lifetime of the development. This should also include details regarding the future management and maintenance of any ordinary watercourses located within or adjacent to the application site.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system and ordinary watercourses shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

15. Notwithstanding the submitted details, there should be no occupation of the first dwelling until the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved in writing by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water mains infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water mains. Any mitigation measures shall be implemented in full in accordance with the approved details.

REASON: In the interest of public health and to ensure protection of the public water supply.

16. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing D0102, Rev P2 - Dated Aug 18 which was prepared by Civic Engineers. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

17. The development shall be carried out in strict accordance with the approved details of the pumping-station/sub-station and/or all utility-structures/buildings and their precise location as follows:

APT-ED revision 05

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and responds appropriately to the character of the area.

Note(s)

1. This planning permission is the subject of a legal agreement dated 25th February 2026 which is available to view on the Council's website.
2. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
3. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.