

3/2021/0823

6 August 2021

**smith&love**  
PLANNING CONSULTANTS

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

Our Ref: OAKM005  
PP Ref: PP-10106330

Dear Sir / Madam,

**APPROVAL OF DETAILS RESERVED BY A CONDITION  
DISCHARGE OF CONDITIONS OF APPLICATION 3/2018/0910  
LAND OFF SHEEPFOLD CRESCENT BARROW BB7 9XR**

On behalf of our clients Oakmere Homes (Cumbria) Ltd please find enclosed an application seeking to discharge conditions 5,9,11 and 15 of planning application 3/2020/0332.

Condition 5 states: "*Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.*

*For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details".*

The majority of the proposed boundary treatments were submitted and approved under reserved matters application (Ref: 3/2020/0332) specifically under approved drawing numbers LH/SCB/BTP/01 Boundary Treatment Plan and LH/SCB/BTD/01 Boundary Treatment Details. The only element not approved is the Wildlife Highways. To address this a drawing entitled 'Hedgehog Highway Sketch Plan' has been submitted to satisfy the final requirements of the condition.

Condition 9 states "*There shall be no direct pedestrian or vehicular access between the site and the Whalley Clitheroe Bypass (A59). Details of a suitable boundary treatment/wall of a height, location, extents and appearance, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved details shall be erected prior to the commencement of development on site. The agreed details shall be retained in perpetuity".*

To satisfy this condition, Drawing No.21131-STR-01 is submitted and provides the relevant details.

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Condition 11 states "No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. Thereafter the site access and off-site highway works shall be completed prior to the occupation of the first dwelling on the site".

The documentation listed below formed part of the S278 agreement and provides the information required to discharge the requirements of this condition.

- 02 S278 Agreement Plan 02-1B
- 03 Land Dedication Plan 03-2A
- 03 Site Plan 03-1A

Condition 15 states "Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The locations of security hoarding
- E. The highway routes of plant and material deliveries to and from the site.
- F. Days and hours of operation for all construction works.
- G. Contact details of the site manager

*The approved statement shall be adhered to throughout the construction period of the development."*

To satisfy the requirements of the condition a Construction Method Statement, Traffic Management Strategy and Drawing 065-CMS-01 are all submitted and provide the necessary information.

The application fee is £116 and this has been paid by the applicant direct. I therefore trust that you have everything you need to validate the application and look forward to receiving confirmation of validation shortly, however, should you have any queries please do not hesitate to contact me.

Yours faithfully



**Mike Hughes MRTPI**  
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