



Our Ref: 04B819288
Your Ref: PP-10180070

15 September 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 30, 54, 58 and 59 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, 3 and 4 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-10180070). This letter sets out the information submitted and the condition wording to which they relate.

Condition 30

Condition 30 reads:

"Prior to commencement of development within a phase a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The Play Space Management Plan shall also provide precise details of all play equipment in that phase and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use within that phase. The Play Space Management Plan shall be carried out in accordance with the details so approved."

Please find enclosed the following suite of plans which provide the relevant information for the provision of Trim Trail equipment in Phases 2, 3 and 4:

- 16102.01 Rev B
- 16102.02 Rev B
- 16102.03 Rev B
- TWM-20026-MP-02 Rev A Management Company Plan

With regards to the timing of installation, it is not permissible to provide an exact date however the Applicant will be committed to providing the equipment prior to the occupation of the final dwelling of each phase. Once in place the long term management and maintenance of the equipment will form under the control of the onsite Management Company Plan. This information should be sufficient to discharge this condition in full in so far as it relates to Phases 2, 3 and 4.

Norfolk House
7 Norfolk Street
Manchester
M2 1DW

T: +44 (0)8449 02 03 04
F: +44 (0)161 956 4009

avisonyoung.co.uk

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Condition 54

Condition 54 reads:

"No part or phase of the development shall begin until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable."

Please find enclosed a Cycle Route plan which marks the location of the cycle path through Phases 2, 3 and 4. It is noted on the plan that the footpath/ cycleway will be delivered over a period of 36 months during the construction of dwellings in these phases. This information should be sufficient to discharge this condition insofar as it relates to Phases 2, 3 and 4.

Condition 58

Condition 58 reads:

"No part or phase of the development shall be commenced until the following details, relating to such part or phase have been submitted to and approved in writing by the Local Planning Authority:

A. any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);

B. a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;

C. details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;

D. full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation).

The development shall be carried out in strict accordance with the approved details and all works shall be implemented in accordance with the approved details and timetable(s) unless otherwise agreed in writing with the Local Planning Authority."

Please refer to the schedule below which sets out the plans submitted to discharge each relevant aspect of this condition. This information should be sufficient to discharge this condition insofar as it relates to Phases 2, 3 and 4.

Condition Requirement	Plans Submitted
Levels of the proposed roads including details of horizontal, vertical alignment and drainage	<ul style="list-style-type: none">• Highways Layout (6263-P2-03 Rev A)• Highways Longsection (6263-P2-04 Rev A)• Highways Construction Details (6263-P2-05 Rev A)• Section 38 Agreement Plan (6263-P2-18)• Highways Layout (6263-P3-03 Rev A)• Highways Longsection (6263-P3-04 Rev A)• Section 38 Agreement Plan (6263-P3-18)• Highways Layout (6263-P4-03 Rev A)• Highways Longsection Sheet 1 of 3 (6263-P4-04-1 Rev A)• Highways Longsection Sheet 2 of 3 (6263-P4-04-2 Rev A)• Highways Longsection Sheet 3 of 3 (6263-P4-04-3 Rev A)• Section 38 Agreement Plan (6263-P4-17)
A scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation	Plans to follow.
Details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and	<ul style="list-style-type: none">• Highways Layout (6263-P2-03 Rev A)• Highways Layout (6263-P3-03 Rev A)• Highways Layout (6263-P4-03 Rev A)• Highways Construction Details (6263-P2-05 Rev A)

other minor structures to be installed thereon	
Full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation)	Cycle Route plan which marks the location of the cycle path through Phases 2, 3 and 4. It is noted on the plan that the footpath/ cycleway will be delivered over a period of 36months during the construction of dwellings in these phases.

Condition 59

Condition 59 reads:

"Development shall not be commenced for any part or phase until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority."

Please find enclosed a Proposed Bus Stop Location Plan (ref: TW/HSF/BSL/01) which marks the location of the bus stops in Phases 2, 3 and 4. This information should be sufficient to discharge this condition insofar as it relates to Phases 2, 3 and 4.

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



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