

# RIBBLE VALLEY BOROUGH COUNCIL



Ribble Valley  
Borough Council

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## SUGGESTED CONDITIONS

<b>Planning Inspectorate Reference:</b>	APP/T2350/W/22/3310867
<b>LPA Application Reference:</b>	3/2021/1008

<b>Appeal By:</b>	Mr Michael and Mrs Liz Bell
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<b>Against the refusal by Ribble Valley Borough Council to grant planning permission for:</b>
Proposed New House of exceptional quality (NPPF paragraph 80e) of Passivhaus Plus and Zero Energy design with associated landscaping and biodiversity enhancements  Land at Higher Hodder Bridge (Field to South) Chipping Road Chaigley Clitheroe BB7 3LP

## **Suggested Conditions**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
  
2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following plans:
  - Site Location Plan Dwg No. 2490 Rev E
  - Landscape Masterplan Rev D
  - Proposed Site Plan 2490 Rev A
  - Proposed Ground Floor Plan 2490 Rev A
  - Proposed Main House Ground Floor Plan
  - Proposed First Floor Plan 2490 Rev A
  - Proposed Second Floor Plan 2490 Rev A
  - Proposed North-West Elevations 2490 Rev A
  - Proposed South-West Elevations 2490 Rev A
  - Proposed North-East Elevations. 2490 Rev A
  - Proposed South-East Elevations 2490 Rev A
  - Proposed South-West Courtyard Elevations 2490 Rev A
  - Proposed North-East Courtyard Elevations. 2490 Rev A
  - Proposed North-West Courtyard Elevations 2490 Rev A
  - Proposed Section 2490 Rev A
  - Georgian Architectural Details (2 sheets) 2490 Rev A
  - Internal Georgian Architectural Details 2490 Rev A
  
3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
  
4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with Landscape Masterplan Rev D and include the

following: areas of soft landscaping (including any retained trees, hedgerows and other planting), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, details of any changes of level or landform and the types and specifications of all retaining and new structures (where applicable).

The landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

5. No development shall commence until details of habitat provisions to be made for protected species (artificial bird nesting boxes and artificial bat roosting sites/provision) shall have been submitted to, and approved in writing by the Local Planning Authority. The approved artificial bird/bat box details shall be implemented in accordance with the approved details and made available for use before the dwelling is first occupied and shall thereafter be retained.
6. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:
  - (a) dust and dirt mitigation measures during the construction period
  - (b) control of noise and vibration emanating from the site during the construction period
  - (c) hours and days of construction work for the development
  - (d) contractors' compounds and other storage arrangements
  - (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period

- (f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the construction period
- (i) erection and maintenance of hoarding / protective fencing
- (j) recycling / disposing of waste resulting from construction work
- (k) measures to protect watercourses against spillage incidents and pollution

The construction of the development shall be carried out in accordance with the approved CEMP.

7. No development shall commence until full details of the surface and foul water drainage systems for the site have been submitted to and approved in writing by the Local Planning Authority. The detailed surface water scheme shall be in general accordance with the drainage strategy outlined in the Design and Access Statement (sections 6.6 and 6.7) and based upon the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
8. No development shall commence until a scheme for the provision of the primary and secondary/emergency vehicular access, including passing places and parking arrangements, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in general accordance with the Landscape Masterplan Rev D and shall also include a timetable for implementation. The development shall be carried out in accordance with the approved scheme, which shall remain in place thereafter.
9. No development shall progress above slab level until details of the provisions for electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The agreed provision(s) shall be installed and made available for use prior to first occupation of the dwelling and shall thereafter be retained.

10. No development shall progress above slab level until details of the proposed roof mounted Photovoltaics and air source heat pump have been submitted to and approved in writing by the Local Planning Authority. The details are expected to be in general accordance with the Sustainability Statement prepared by Ecospheric dated 15 September 2021. The development shall be carried out in strict accordance with the approved details.
  
11. The dwelling shall not be occupied until details of refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in general accordance with the refuse arrangements outlined in the Design and Access Statement (Section 6.5). The refuse storage area(s) shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be retained thereafter.
  
12. The dwelling shall not be occupied until a Landscape and Ecology Management and Monitoring Plan (LEMMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMMP shall include, but not necessarily be limited to, the following information:
  - i. Description and evaluation of features to be managed, including location(s) shown on a site plan;
  - ii. Landscape and ecological trends and constraints on site that might influence management;
  - iii. Aims and objectives of management, and appropriate management options for achieving these;
  - iv. Prescriptions for management actions;
  - v. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period)
  - vii. Details of the body/organisation responsible for implementation of the plan;
  - viii. Monitoring Strategy for a period of 15 years (at least first 5 years on an annual basis), including the successful establishment of all habitats and the colonisation of the site by target species (specifically, invertebrates, bats, birds, reptiles and amphibians if possible);
  - ix. Details of any contingencies and/or remedial actions (where the results from monitoring show that the conservation aims and objectives of the LEMMP are not being met) and how these would be identified, agreed and implemented; and
  - x. Timeframe for reviewing the plan.

The LEMMP shall be implemented in full in accordance with the approved details.

13. The dwelling shall not be occupied until evidence to demonstrate that the development has been completed to a Passivhaus Plus standard as at the date of this decision has been submitted to and approved in writing by the Local Planning Authority.
14. The development shall proceed in full accordance with the mitigation measures outlined in Section 7.0 of the submitted Ecological Appraisal (prepared by Envirotech, dated 15.01.2020).
15. Prior to their installation details of a scheme for any external building mounted or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of wildlife habitats is minimised/mitigated. The lighting schemes(s) shall be implemented in accordance with the approved details and retained as approved.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2 Part 1 Classes A-H, Part 2 Class A and Part 15, or any subsequent enactment or re-enactment thereto, no alterations, extensions or outbuildings shall be undertaken /erected, no gates, fences, walls shall be erected within the site, and no renewable energy shall be installed on any building or free-standing within the site, other than those expressly included on the approved drawings, without express planning permission having first being obtained.
17. The Guest Wing indicated on the Proposed First Floor Plan shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling .
18. The Courtyard building(s) indicated on the Proposed Ground Floor Plan shall not be used at any time other than for purposes incidental to the residential use of the dwelling.
19. The residential curtilage associated with the dwelling hereby approved is defined by the red edge shown on Site Location Plan Dwg No. 2490 Rev E.