

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

Ref. PWA_21-1053

2nd November 2021

Dear Sir / Madam,

DISCHARGE OF PLANNING CONDITIONS No. 2 AND 6 RELATING TO THE VARIATION OF CONDITIONS PLANNING PERMISSION 3/2021/0431 FOR THE VARIATION OF CONDITIONS OF PLANNING APPLICATION 3/2015/0426.

PENDLE VIEW FISHERIES WHALLEY CLITHEROE BYPASS WISWELL BB7 9DH

PWA Planning, on behalf of Mr Joshua Hocking, have today applied to discharge Conditions 2 and 6 attached to the variation of conditions planning permission 3/2021/0431 which was granted on 9th July 2021.

The application has been submitted via the Planning Portal (Portal Ref. PP-10354299) and a brief summary of the conditions and the submitted documents is provided below:

Condition 2

This condition reads as follows;

No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

- 1. Access arrangements*
- 2. Security arrangements*
- 3. Site maintenance arrangements*
- 4. Site rules and regulations for residents.*

Accordingly, a Management Plan has been provided in accordance with the details identified above has been submitted to LPA to satisfy the condition above. It is therefore requested the LPA approves these details and fully discharge the condition.

Condition 6

This condition reads as follows;

In the event that contaminated ground is found within the site during construction, this should be reported to the contaminated land officer at the local planning authority. Works in the location of the

contaminated ground should cease and the area cordoned off. A Competent Person shall be appointed to undertake sampling and analysis of the suspected contaminated materials, and a report containing details of sampling methodologies and analysis results, together with recommended remediation methodologies, shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during each phase of development, a Verification Statement shall be forwarded in writing to the local planning authority prior to occupation of each phase of development, confirming that no adverse ground conditions were found.

Accordingly, a Verification Statement identifying no adverse ground conditions on the site has been submitted to LPA to satisfy the condition above. It is therefore requested the LPA approves these details and fully discharge the condition.

We respectfully request that the above condition can now be discharged in full. We also request that the LPA keep in contact whilst processing this application with any further information that might be required to discharge the conditions rather than refuse the application.

I trust that you will find the application to be in order but if you have any problems, or should you require any clarification or additional information, please do not hesitate to contact me on the telephone number or email address provided below.

I look forward to confirmation of receipt and validation.

Kind regards

Graeme Thorpe MRTPI | Associate
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