

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, 3, 9, 12 AND 14 RELATING TO FULL PLANNING PERMISSION 3/2021/0748 FOR THE CREATION OF 16 BASE PLOTS FOR HOLIDAY LODGES AND PROVISION OF SALES OFFICE AND SITE MANAGER'S ACCOMMODATION WITHIN EXISTING BUILDING ON SITE (PURSUANT TO PREVIOUSLY APPROVED DEVELOPMENT UNDER 3/2015/0426 AMENDED BY 3/2017/0775)
PENDLE VIEW FISHERIES WHALLEY CLITHEROE BYPASS WISWELL BB7 9DH**

PWA Planning, on behalf of Mr Joshua Hocking, have today applied to discharge Conditions 2, 3, 9, 12 and 14 attached to outline planning permission 3/2021/0748 which was granted on 23rd September 2021.

The application has been submitted via the Planning Portal (Portal Ref. PP-10354201) and a brief summary of the conditions and the submitted documents is provided below:

Condition 2

This condition reads as follows;

Prior to the erection of caravans/holiday lodges on site precise details of the caravan including the colouring shall be submitted to and approved in writing by the Local Planning Authority. The caravan/ holiday lodges thereafter shall be erected in accordance with the approved details.

Additional information has been submitted to LPA within the Lodge Appearance Document to satisfy the condition above through the clarification of details of the proposed lodges. It is requested the LPA approves these details and fully discharge the condition.

Condition 3

This condition reads as follows;

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company and,*
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*
- The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

Accordingly, a Sustainable Drainage Management Plan for 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.

Condition 9

This condition reads as follows;

Prior to the siting of any caravans/holiday lodges full details of the location of a minimum of 3 bat boxes, to be attached to mature trees within the site, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be erected prior to the first use of the caravans/holiday lodges hereby permitted.

Additional information has been submitted to LPA to satisfy the condition above through the clarification of details of the location of Bat Boxes on the site. It is requested the LPA approves these details and fully discharge the condition.

Condition 12

This condition reads as follows;

Prior to the first use of the caravans/holiday lodges hereby permitted a scheme showing dedicated electric vehicle charging points throughout the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be provided in accordance with the approved scheme prior to the first use of the caravans/holiday lodges hereby permitted.

Additional information has been submitted to LPA to satisfy the condition above through the supplementary Electric vehicle charging point document. It is requested the LPA approves these details and fully discharge the condition.

Condition 14

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 for site has been submitted to LPA to satisfy the condition above. It is 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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