

2 December 2021

Planning Dept.
Ribble Valley Borough Council
Council Offices
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Clitheroe
Lancashire
BB7 2RA

MULBURY

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Lymm
Cheshire
WA13 0TF

Our ref. 2021 12 01 CAB-WhalleyRd_Cond29-001

Dear Sir / Madam

Old Row, Whalley Road, Barrow BB8 9AZ
Outline Planning Permission 3/2016/0146
Discharge of Condition 29

Mulbury Homes are seeking formal Discharge of relevant pre-Commencement Planning Conditions in relation to the site off Whalley Road in Barrow, approved under Outline Permission 3/2016/0146.

Condition 29 states:

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

I can confirm that it is the intention of Mulbury Homes to design and construct the proposed streets within the development to Adoptable standards and subsequently enter into a Section 38 Agreement with Lancashire County Council to have the streets formally Adopted.

Prior to formal Adoption, the streets within the development will be maintained by Mulbury Homes in accordance with the Construction Method Statement, revision 2 dated 11 November 2021, attached. This document has recently been submitted in support of a formal Application to Discharge Outline Condition 27 also.

Sections 3 and 4 of the Construction Method Statement (CMS) detail site operations and establishment and proposals for management and maintenance of the streets within the development.

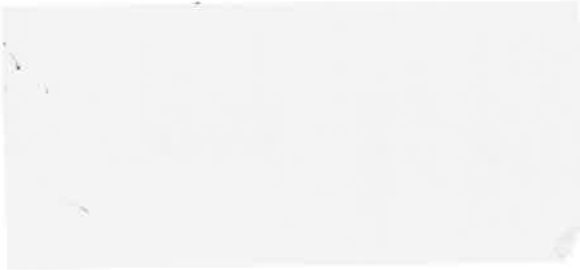
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Registered Office: Great Oak Farm, Mag Lane, Lymm, Cheshire WA13 0TF

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We will have a full-time Site Manager present on Site who will ensure the requirements of the CMS are adhered to during the construction phase.

Yours faithfully



Chris Brady
Technical Director
For Mulbury Homes Limited