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11 July 2022

Our Ref: See/1005/3167/FP

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The Director of Planning and Development Control  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Sir/Madam

**Re: Our Client – R Seed & Son, Higher Parsonage Farm, Parsonage Lane,  
Chipping, PR3 2NS,**

**Application for the discharge of conditions in respect of planning application  
3/2022/0074 for a new access, access road and siting of two camping pods.**

I write further to the approval of the above-mentioned application at land at Higher Parsonage Farm (Ref: 3/2022/0074). This letter accompanies an application as described above and has been allocated the Portal reference number: PP-11387105. I have nominated my client to pay £116 relating to the application fee and £32.20 relating to the service charge, which they will do online via the Planning Portal.

This discharge of conditions application contains information as set out below in this letter or within the submitted documents to address conditions that were imposed on the approval notice.

I now set out below the detail of the condition and how it is addressed through the documents submitted with this application.

**Condition Number 5:**

*Notwithstanding the submitted details, prior to their installation, details of the proposed lighting at the site and its precise location shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter retained as such.*



*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no further external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.*

A photograph, specification and location plan of the lighting has been submitted with this application.

Condition Number 7:

*No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:*

- *24 Hour emergency contact number;*
- *Details of the parking of vehicles of site operatives and visitors;*
- *Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (pedestrians and cyclists);*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *Wheel washing facilities;*
- *Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- *Measures to control the emission of dust and dirt during construction;*
- *Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- *Construction vehicle routing;*
- *Delivery, demolition and construction working hours.*

*The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.*

A Construction Method Statement has been submitted with this application.

Condition Number 9:

*No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority.*

Condition Number 13:

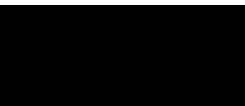
*Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a highway surface water drainage scheme. The development should be undertaken in accordance with the agreed details and the scheme shown on the approved drawing shall be constructed in accordance with the approved details*

A highways plan has been submitted with this application, plan reference **DTPC J1307-access layout fig 1-A3 Plot.**

We trust that the Council has all the information that they require to register and validate the application and we look forward to acknowledgment of receipt of the application and the officer appointed to deal with it in due course. If, however, any further information is required please you will let us know at your earliest convenience.

Kind regards

Yours faithfully



Fiona Patterson  
Encl'

CC. R Seed and Son