

RM/6521/VOC-PP/09.09.2022

27<sup>th</sup> January 2023

Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA



Dear Sir,

**RE: The Talbot Hotel, Chipping - Section 73 application relating to Planning Approval ref: 3/2022/0279,**

This letter is in reference to the above Planning Approval seeking to vary the conditions of the associated approval under a Section 73 application. The reason for this is to allow the Talbot Pub building and barn to be developed separately by different parties.

The conditions which this application seeks to vary are as follows:

**Condition 5**

The condition currently states:

*Prior to any development taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:*

- *Details of any replacement rainwater goods*
- *Details of any repairs to stonework*
- *Details of staircases to access the first floor of the Barn including materials, design, siting and methodology*
- *Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology*
- *Details of repairs or replacement of any roof trusses*

*Thereafter the development shall be carried out in strict accordance with the approved details.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

*Prior to any development of **the Talbot Pub building** taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:*

- *Details of any replacement rainwater goods*
- *Details of any repairs to stonework*

*Prior to any development of **the Barn** taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:*

- *Details of staircases to access the first floor of the Barn including materials, design, siting and methodology*
- *Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology*
- *Details of repairs or replacement of any roof trusses*

Thereafter the development shall be carried out in strict accordance with the approved details.

### **Condition 12**

The condition currently states:

#### *Drainage*

*Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

#### *Drainage*

*Prior to the commencement of development **of the Barn**, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

### **Condition 13**

The condition currently states:

#### *Highways*

No development other than groundworks shall take place 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:

- 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;
- Wheel washing facilities;
- Construction vehicle routing;
- Delivery and construction working hours.

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

#### Highways

No development **to the Talbot pub building** other than groundworks shall take place 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:

- 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;
- Wheel washing facilities;
- Construction vehicle routing;
- Delivery and construction working hours.

No development **to the Barn building** other than groundworks shall take place 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:

- 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;
- Wheel washing facilities;
- Construction vehicle routing;
- Delivery and construction working hours.

#### **Condition 15**

The condition currently states:

*Details of all proposed hard surfacing shall be submitted to and approved in writing by the Local Planning Authority and shall accord with the Arboricultural Method Statement as necessary and thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.*

*The development hereby permitted shall not be occupied until such time as the access drive and parking and turning spaces have been surfaced in accordance with the submitted details with an appropriate hard bound material for at least 8m behind the highway boundary.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

Details of all proposed hard surfacing **relating to the Talbot Pub building** shall be submitted to and approved in writing by the Local Planning Authority and shall accord with the Arboricultural Method Statement as necessary and thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

The **Talbot Pub building** ~~development~~ hereby permitted shall not be occupied until such time as the access drive and **associated with the Talbot Pub building** parking and turning spaces have been surfaced in accordance with the submitted details with an appropriate hard bound material for at least 8m behind the highway boundary.

Details of all proposed hard surfacing **relating to the Barn** shall be submitted to and approved in writing by the Local Planning Authority and shall accord with the Arboricultural Method Statement as necessary and thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

The **Barn** ~~development~~ hereby permitted shall not be occupied until such time as the access drive and parking and turning spaces have been surfaced in accordance with the submitted details with an appropriate hard bound material for at least 8m behind the highway boundary.

#### **Condition 19**

The condition currently states:

Ecology

Prior to the first occupation of any dwelling hereby approved details of the installation and position of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box as recommended by the Preliminary Bat Roost Assessment Report dated 15th January, 2022 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and thereafter retained.

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

Ecology

Prior to the first occupation of ~~any dwelling~~ **the Talbot Pub building** hereby approved details of the installation and position **in relation to the Talbot Pub building** of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box as recommended by the Preliminary Bat Roost Assessment Report dated 15th January, 2022 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and thereafter retained.

Prior to the first occupation of ~~any dwelling~~ **the Barn** hereby approved details of the installation and position **in relation to the Barn** of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box as recommended by the Preliminary Bat Roost Assessment Report dated 15th January, 2022 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and thereafter retained.

#### **Condition 20**

The condition currently states:

Curtilage/Boundary Treatments

*Notwithstanding the submitted plans details of the curtilage for each unit together with position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

#### *Curtilage/Boundary Treatments*

*Notwithstanding the submitted plans details of the curtilage ~~for each unit~~ **the Talbot Pub building** together with position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.*

*Notwithstanding the submitted plans details of the curtilage ~~for each unit~~ **the Barn** together with position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.*

If there are any queries relating to the amendments we request that the writer be contacted directly to ensure the positive progression of the scheme.

Yours sincerely,

Richard Maudsley RIBA  
Director

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