



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Demolition of existing buildings and erection of a care home (Use Class C2) of up to 70 beds. All matters reserved apart from access.

Reference number

3/2022/0632

Date of decision (date must be pre-application submission)

17/02/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for the Approval of Reserved Matters application pursuant to Condition 1 of Planning Permission 3/2022/0632 for the erection of a 70-bed care home.

Has the work already started?

- Yes
- No

## Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Plans:

- 1:1250 Location Plan H.21.78 (9-) 1 A
- Proposed Demolition Plan H.21.78 (9-) 5 B
- Proposed Site Plan H21.78 (9-) 3 B (in respect of site access only)
- Proposed Site Plan with Topographical Survey H.21.78 (9-) 2 F (in respect of site access only)

Reports:

- Bat Survey dated October 2022 – bEk Enviro Ltd
- Baseline Biodiversity Net Gain Assessment Report dated May 2022 – bEk Enviro Ltd
- Preliminary Ecology Appraisal & Potential Bat Roost Survey dated May 2022 – bEk Enviro Ltd
- Planning Statement dated June 2022 – Walsingham Planning
- Design & Access Statement dated June 2022 – ADG Architects
- Flood Risk Assessment & Drainage Strategy dated May 2022 – bEk Enviro Ltd
- Geo-environmental Phase 1 Preliminary Risk Assessment dated May 2022– bEk Enviro Ltd
- Transport Assessment and Appendices dated May 2022 – Sanderson Associates Ltd
- Technical Note response to LCC Highways dated August 2022 – Sanderson Associates Ltd
- Travel Plan dated May 2022 – Sanderson Associates Ltd
- Arboricultural Impact Assessment dated May 2022 – e3p Report Ref: 80-759-R1-2

Please list all drawing numbers submitted with this application for approval

- H.21.78 (9) 1 Rev A Existing Site Location Plan
- TRI-2408-01 Site Survey Plans
- H.21.78 (9) 2 Rev Proposed Site Plan with Topo
- H.21.78 (9) 3 Rev E Proposed Site Plan
- H.21.78 (9) 26 Rev- Proposed Site Sections
- H.21.78- (00) 2- Proposed Lower Ground Floor Plan
- H.21.78- (00) 3- Proposed Ground Floor Plan
- H.21.78- (00) 4- Proposed First Floor Plan
- H.21.78- (00) 5- Proposed Roof Plan
- H.21.78- (21) 1- Proposed North & East Elevations
- H.21.78- (21) 2- Proposed South & West Elevations
- H.21.78- (21) 3- Proposed South & West Courtyard Elevations
- H.21.78- (21) 4- Proposed South & West Courtyard Materials
- H.21.78- (21) 10- Proposed Street Scene
- 7189.01 Rev A - Landscape Proposals

If applicable, please state the reasons for any changes to the original drawings

Non-material amendment also submitted for a revision to plan number H.21.78 (9-) 5 B Proposed demolition plan to exclude the electricity substation on site. The drawings now indicate the electricity substation to be retained.

### Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

William Groarke

Date

12/05/2023

Amendments Summary

Amended plans submitted alongside design and access statement