

KL2887/SA/AM/EW

17th July 2023

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

Dear Sirs

Re Development at Root Farm, Dunsop Bridge - planning approval ref 3/2021/0925

Please find enclosed, on behalf of our client The Duchy of Lancaster, the first of several discharge of condition applications for Root Farm, Dunsop Bridge. This application is presented to deal with all the pre commencement conditions (conditions 4, 6, 8, 11 and 16) attached to approval 3/2021/0952. We will deal with the condition information in numerical order.

Condition 4 Photovoltaic Panels

We attach drawing KL2887/WD01A which indicates the position of the 22 no, planning approved, PV panels to the south facing roof of the traditional L shaped building. The data sheets for both the proposed flashings and panels are included within this submission (ref GSE flashing kits and Canadian Solar PV panels). The proposed black coated aluminium flashing trays are a GSE 'In – Roof' system of a single row of 22 no PV panels in a portrait format. The 'In – Roof' system ensures the finished level of the PV panel is flush with the surrounding slate finish – therefore no section detail is required as the levels are consistent. The 22 no PV panels to be used, are the 405 W 'Canadian Solar' HiKu6 (all black), 1134mm wide and 1722mm long (on the slope). These mono perc panels are suitable for roof pitches between 12 – 60 degrees, the roof we are fitting to is has a 30 degree pitch. We trust all the information submitted is sufficient to discharge this condition.

Condition 6 Landscaping of the site

We attach drawing 'Root Farm Landscape 10052023a' which covers all the proposed landscape detail requested. We confirm that there are no existing trees on the site and all planting detail will be new.

Condition 8 Construction Management Plan or Construction Method Statement

We attach the construction management detail as prepared by the main contractor BE BOYS.

Condition 11 Highways Works

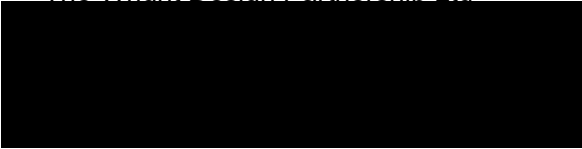
We attach drawing K39893–100A, prepared by RG Parkins (engineers) and submitted with the section 278 application for the works to the site entrance. This detail has all been agreed with Jason Lancaster – Highways, Lancashire County and is now with legal to prepare the formal agreement.

Condition 16 Service Management Plan

We attach the service management plan as prepared by our client on behalf of The Duchy of Lancaster

We trust that with the details submitted, these pre commencement conditions can be fully discharged as promptly as possible to allow works on site to start.

Yours faithfully,
The Wright Design Partnership Ltd



Erica Wright
Chartered Architect

Enc App form
 KL2887/WD1A – overall site layout
 Data sheets for GSE and Canadian Solar
 Root Farm Landscape 10052023a – landscape detail
 Construction Management Detail – BE BOYS
 K39893-100A – section 278 detail – RG Parkins
 Service Management Plan – The Duchy of Lancaster
 Fee