



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 Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

Mr

First name

Adam

Surname

Dohren

Company Name

Tilia Homes (Northern)

Address

Address line 1

Building C - Concentric

Address line 2

Warrington Road

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6WX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Residential development of 91 units (plots 150-222 and 251-268) together with access roads, 200sqm community hall and associated parking, landscaping, footpaths, public open space and children's play area (amendment to previously approved reserved matters scheme 3/2021/0470 involving re-plan of site and net gain of 12 residential units).

Reference number

3/2023/0100

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

22/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6 - Adopted & Managed Areas
Condition 10 - Surface Water
Condition 11 - Surface Water
Condition 12 - Surface Water
Condition 13 - Play Equipment
Condition 14 - European Protected Species Mitigation Licence
Condition 17 - EV Charging
Condition 18 - External Levels & Finished Floor Levels
Condition 21 - External Works & Boundary Plans
Condition 22 - Biodiversity Enhancements

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 6 - MASTER CONVEYANCE PLAN REV J & SECTION 38 PLAN (Ref:6196-300-08 REV C) submitted.

Condition 10 - LEES ROXBURGH MANAGEMENT & MAINTENANCE PLAN FOR SUDS REPORT (Ref:6196/R3), SW IMPERMEABLE AREAS PLAN (Ref:6196-300-00 REV C) & ADOPTABLE DRAINAGE LAYOUT (Ref:6196-300-03 REV C) submitted.

Condition 11 - LEES ROXBURGH MANAGEMENT & MAINTENANCE PLAN FOR SUDS REPORT (Ref:6196/R3) & ADOPTABLE DRAINAGE LAYOUT (Ref:6196-300-03 REV C) submitted.

Condition 12 - LEES ROXBURGH MANAGEMENT & MAINTENANCE PLAN FOR SUDS REPORT (Ref:6196/R3) submitted.

Condition 13 - POS Masterplan (Ref:R-2012-16 REV N) submitted. No play equipment is required or approved within the proposed Phase 3 re-plan area of the scheme to which this application relates to. All play equipment is already fully installed in the large Southern open space area of a previous development phase, in line with the previously approved main development. The submitted POS Masterplan seeks to clarify this matter and not play equipment is required for this re-plan application phase.

Condition 14 - Current License & Supportive Information

Condition 17 - As sited and located with the respective symbol key on the approved Planning Layout PL01 Rev F, all plots will receive an IP66 rated 13A External socket to provide the facility to charge an electric vehicle.

Condition 18 - EXTERNAL LEVELS PLANS (Ref: 6196-03-01-C & 6196-03-01-02B) & BOUNDARY PLAN (Ref: BP01) submitted.

Condition 21 - EXTERNAL LEVELS PLANS (Ref: 6196-03-01-C & 6196-03-01-02B) & BOUNDARY PLAN (Ref: BP01) submitted.

Condition 22 - BIRD & BAT BOX LOCATION PLAN (Ref:FIGURE 1 dated 05.01.24) & 1.8M BOUNDARY FENCE DETAIL (Ref:NLC-DET-09-121) submitted.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Adam Dohren

Date

17/01/2024