

RIBBLE VALLEY BOROUGH COUNCIL

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date: 08/08/2024

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Dear Mr Dohren,

ADDRESS: LAND WEST OF PRESTON ROAD LONGRIDGE PR3 3BE
PROPOSAL: APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (ROAD ADOPTION), 10 (SURFACE WATER DRAINAGE SCHEME), 11 (SURFACE WATER DRAINAGE OPERATION AND MAINTENANCE), 12 (SURFACE WATER DRAINAGE VERIFICATION REPORT), 13 (DETAILS OF PLAY EQUIPMENT), 14 (PROTECTED SPECIES LICENCE), 17 (ELECTRIC VEHICLE CHARGING POINTS), 18 (EXTERNAL LEVELS AND FINISHED FLOOR LEVELS), 21 (BOUNDARY TREATMENTS) AND 22 (BIODIVERSITY ENHANCEMENT) OF PLANNING PERMISSION 3/2023/0100

I write with reference to the above discharge of condition application which was validated on 9th February 2024.

This letter is an interim response to confirm the following:-

Condition 06 (road adoption) - the following details submitted for the management of the roads and adopted footways is acceptable, namely:-

- Conveyance Plan REV J
- Section 38 Layout REV C

Details of the management and maintenance of the unadopted footways (i.e. those that are not identified for adoption on the approved Conveyance Plan) are required to be submitted and approved in writing by the Local Planning Authority.

Condition 10 (final surface water sustainable drainage strategy) - the following details submitted are acceptable:-

- Letter dated 26 April 2024 from Tilia Homes including the drawings listed on page 2 of that letter in so far as they relate to phase 3.

Condition 11 (operation and maintenance manual for the surface water drainage system) - insufficient details have been submitted, as outlined in the consultation response from the Lead Local Flood Authority dated 15 May 2024, as such this remains outstanding.

Condition 12 (verification of surface water drainage system) - this requires the approved system to be installed and then evidence submitted demonstrating an implemented and completed system, as such this cannot be discharged at this point in time.

Condition 13 (Details of Play Equipment) – the following details submitted for the siting, scale and appearance of the play equipment and street furniture are acceptable:-

‘LAP Details’ Plan Dwg No R/2012/24A (REV A JUNE 2024)

Details of the delivery timeframe and management arrangements of the play equipment and street furniture are required to be submitted and approved by the Local Planning Authority.

Condition 14 (European Protected Species Mitigation License) – this requires a modified license to be obtained by Natural England and submitted. It is understood that an application amendment has been submitted to NE and their formal response is awaited, as such this cannot be discharged at this point in time.

Condition 17 (Electric Vehicle Charge Points) – the following details submitted are acceptable:-

- Planning Layout - Re-Plan (Plots 150-222inc. & 251-268inc.) Dwg No. PL01 REV H

Condition 18 (Existing and Proposed Levels) – the following details submitted are acceptable:-

- Phase 3 External Levels Layout Sheet 1 of 2 Dwg No. 03-01-01 REV C
- Phase 3 External Levels Layout Sheet 2 of 2 Dwg No. 03-01-02 REV B

Condition 21 (Boundary Treatments) – the following details are acceptable:-

- Planning Layout - Re-Plan (Plots 150-222inc. & 251-268inc.) Dwg No. PL01 REV H
- Typical Timber Trip Rail – 09-123
- Typical 1800mm High Close Boarded Fence with Timber Posts – 09-121
- Typical 1800mm Screen Wall with Brick on Edge Coping – 09-111
- Typical Timber Ledged and Braced Gate Detail – 09-130

Condition 22 (Biodiversity Enhancement) – the following details are acceptable:-

- Bat Roost & Bird Box Plan V1.0 Date 10/05/2024

Yours sincerely

Lyndsey Hayes

LYNDSEY HAYES
HEAD OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL