

Development Management,

Economic Development and Planning

Ribble Valley Borough Council

7th March 2024

To Whom it may concern,

Land off Hawthorne Place, Clitheroe, BB7 2HU – Application for Discharge of Condition 9 (Drainage Scheme) & Condition 17 (Boundary Treatment - amendment)

1. Please find enclosed the following Plans & Documents submitted in support of the discharge of the following conditions on planning permission ref. 3/2019/1104
2. In support of Condition 9:
 - A. 19310-EDGE-XX-XX-CO-C-L03_FRA ADDENDUM[P02]
 - B. DETAILED DRAINAGE DESIGN LAYOUT – 19310.DR.C.C2008 REV 21
 - C. A SURFACE WATER DISPLACEMENT PLAN – 19310.C2004
 - D. UPDATED EXCEEDANCE ROUTES PLAN - 19310.C2009. REV 3
 - E. UPDATED CATCHMENT ANALYSIS PLAN – 19310.C2003 REV 6
 - F. UPDATED PLOT DRAINAGE PLAN – 19310.C2008 REV 12
 - G. UPDATED EXTERNALS WORKS PLAN – 19310.C1001 REV 11
 - H. DRAINAGE FLOW CALCULATIONS – 19310-MDX-CULVERT-230303
 - I. SLF.PL01.6 SECTIONS A-A & B-B & C-C
 - J. SLF.PL01.6 SECTIONS D-D
 - K. SIGNED CONSENT NOTICE FROM LLFA
 - L. POND DETAILS SHEET 1 – 19310-DR-C2210 REV 1
 - M. POND DETAILS SHEET 2 – 19310-DR- C2211 REV 1
 - N. SURFACE MANHOLE DETAIL SHEET 1 – 19310-DR C2111 REV P04
 - O. SURFACE MANHOLE SHEET 2 – 19310-DR-C2112 REV P08
 - P. EXISTING CULVERT DETAILS – 19310-DR-C2016 P01
 - Q. PROPOSED WATERCOURSE-CULVERT DETAILS – 19310-DR-C2017 P03
 - R. FOUL WATER 1 TO 20 MANHOLE DETAILS SHEET 1 – 19310-DR- C2113 P03
 - S. SURFACE WATER 1 TO 20 CULVERT MANHOLE DETAILS – 19310-DR-C2114 P03
 - T. SW MANHOLE SCHEDULE – 19310-DR- C2201 P10
 - U. FW MANHOLE SCHEDULE – 19310-DR- C2202 P06
 - V. HEADWALL SW8 DETAILS – 19310-DR- C2203 P06
 - W. HEADWALL SW9 DETAILS – 19310-DR- C2204 P06
 - X. SW HYDROBRAKE DETAILS S10– 19310-DR-C2209 P06
3. The FRA addendum sets out explicitly how the submitted plans and documents meet the requirements of Condition 9 whilst delivering the principles of the approved FRA as set out as a pre-requisite of Condition 8.



4. The following plans are submitted in support of an update to the discharge of condition 17:

- a. 214.302 Rev O – Boundary Treatment Plan
- b. LSD.BT.F05.05 – 2500mmscreen & Trellis
- c. LSD.BT.F05.06 – 3000mmscreen & Trellis
- d. SLF.PL01.6 Sections A-A & B-B & C-C
- e. SLF.PL01.6 Sections D-D
- f. Street scene from Park Avenue looking west

5. Whilst Persimmon are content that the currently approved boundary treatments are satisfactory and protect the amenity of both existing and proposed future residents, it is understood that the Local Planning Authority are currently unsatisfied of the position. To provide additional visual separation between the proposed and existing properties, Persimmon therefore propose the raising of the proposed boundary treatments on the eastern boundary of the site as part of this application. The updated plans and elevations reflect this position. For additional clarity / visual aid, cross sections and a 'street scene' are provided.

6. Additionally, the table overleaf confirmed the FFL of the proposed homes, against the ground levels at the existing properties. These are entirely comparable. That is to say that the largest difference between the property levels is 765mm where the proposed units sit below the level of the existing. The proposed plots are no more than 440mm above the existing property ground levels.

Permitted Persimmon Plot	FFL of plot	Nearest Existing Property	Ground Level at plot
40	80.775	73 Park Avenue	81.54
41	80.775	69 Park Avenue	81.05
42	80.775	67 Park Avenue	81.09
43	80.775	65 Park Avenue	81.28
44	80.85	63 Park Avenue	81.00
45	81	61 Park Avenue	80.66
46	80.775	57 Park Avenue	80.66
57	80.775	51 Park Avenue	80.68

Please note, that this covering letter should also be uploaded to accompany the documents, and these should be read in conjunction with the submitted plans.

Yours Sincerely

Rachael Graham

Land & Planning Manager

Persimmon Homes Lancashire

cc. Kathryn Hughes