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18<sup>th</sup> April 2024

Dear Sir / Madam,

**DISCHARGE OF CONDITIONS 4, 6, 8, 9 and 11 OF PLANNING APPROVAL 3/2023/0509 AT BOWLAND WILD BOAR PARK, WARDSLEY ROAD, CHIPPING, PR3 2QT**

**1. Introduction**

This cover letter has today been submitted to Ribble Valley Borough Council ('the Council') in respect of the submission of details to discharge planning conditions 4, 6, 8, 9 and 11 attached to planning permission 3/2023/0509 at Bowland Wild Boar Park, Wardsley Road, Chipping, PR3 2QT ('the site'). The submission documents include:

- Cover Letter (this document);
- Construction Traffic Management Plan;
- Landscape and Maintenance Scheme;
- Landscaping Plan;
- Sustainable Drainage Strategy;

**2. Site Context**

Full planning permission (3/2023/0509) was approved on 13<sup>th</sup> December 2023 for *the change of use of land to erect a further five holiday lodges and four camping pods*.

**3. Discharge of Planning Conditions**

The following section sets out the planning conditions and summarises the information submitted to comply with each of the conditions.

**Condition 4 (Construction Traffic Management Plan)**

Condition 4 states:

*No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*



A Construction Traffic Management Plan has been prepared setting out the proposed methods throughout construction to ensure there are limited impacts on the local area. The CTMP has been prepared in line with the earlier CTMP prepared to discharge planning condition 6 attached to planning permission 3/2020/0579. Works will be undertaken in line with the approved CTMP.

### **Condition 6 (Landscaping and Maintenance Scheme)**

Condition 6 states:

*No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority..*

A Landscape and Maintenance Scheme has been submitted to demonstrate how the land will be maintained to ensure that visibility splays will be maintained. Landscaping will be maintained in accordance with the submitted details.

### **Condition 8 (Sustainable Drainage Scheme)**

Condition 8 states:

*Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

A surface water and foul water drainage scheme has been submitted to demonstrate how the scheme will be drained to ensure there are no negative impacts on the local drainage network. The scheme will be drained in accordance with the submitted details once approved by the LPA.

### **Condition 9 (Sustainable Drainage Management and Maintenance Plan)**

Condition 9 states:

*Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*



The submitted drainage plan will seek to ensure that the local area is not negatively impacted by potential drainage issues that could arise through the lack of maintenance of the proposed drainage system.

### **Condition 11 (Landscaping Plan)**

Condition 11 states:

*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development. The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.*

A detailed landscaping scheme has been submitted in support of this application to demonstrate the proposed hard and soft landscaping. The landscaping scheme will be implemented in accordance with the approved details and will be maintained as such for a period of at least 5 years after its implementation.

### **4. Conclusion**

The information provided within this submission seeks to discharge planning conditions 4, 6, 8, 9 and 11 of planning permission 3/2023/0509. It is considered that sufficient information has been provided to discharge these conditions and we look forward to receiving confirmation of this from the Council. I would appreciate acknowledgement and receipt of this application, and I look forward to receiving confirmation that it is being processed within your current timeframes. If you require any further information or clarifications with regards to this application, please do not hesitate to contact me.

Yours Faithfully,

**Paige Linley AssocRTPI**  
Planner | PWA Planning