



7th March, 2024

**Ben Taylor,**  
Ribble Valley Borough Council  
Council Offices,  
Church Walk,  
CLITHEROE,  
Lancashire,  
BB7 2RA

Dear Ben,

**HILLSIDE, MOOR LANE WISWELL BB7 9DG REPLACEMENT DWELLING | APPLICATION NO. 3/2023/0223**

**APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 25**

On behalf of our client Mr & Mrs Timothy Smith, we are pleased to enclose an application for 'approval of details reserved by condition'. As part of this application, we are applying for permission to discharge elements of condition 25 attached to planning permission 3/2023/0223.

In this first instance, the submission relates specifically to the pre-commencemet conditions, as described below for your consideration and to allow for these conditions to be formally discharged. We are eager to progress the discharge of these conditions as soon as possible to enable the demolitions & early construction works to start.

The numbered conditions of planning permission 3/2023/0223 for which discharge is sought and the information being submitted is set out under the headings below:

**Conditions 25 – Drainage**

Condition 25 - No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme 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;
- (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); and
- (iii) A timetable for its implementation

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Please find enclosed drawing ref. 3804-03 by Phil Heaton Associates Ltd. titled drainage plan along with their calculations titled 3804 SW Attenuation calculations detailing the attenuation required for our site area.

Payment for the discharge of planning condition application will be provided by Mr & Mrs Timothy Smith.

I trust that this letter and supporting documentation attached provides you with the information that you require to discharge the aforementioned planning conditions, and in this instance specifically related to the site drainage proposed for the project.

Should you have any queries or wish to discuss anything further please do not hesitate to call.

Yours sincerely

Rachel Baldwin  
Principal  
RALA

BDP

Enclosures:

Condition 25 – Drainage Plan - drawing ref. 3804-03  
Attenuation Calculations - 3804 SW Attenuation calculations