

3rd May 2024

Project/File: 333100638/A3/JC

VIA PLANNING PORTAL ONLY

Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir / Madam,

Reference: APPLICATION TO DISCHARGE CONDITIONS 5, 12, 13, 14, 17 AND 18 ATTACHED TO PERMISSION REFERENCE 3/2021/1134

On behalf of our client BDW Trading Limited ('the Applicant'), we hereby submit a discharge of condition application in relation to Conditions 5 (cycle storage), 12 (drainage strategy), 13 (water mains), 14 (hard and soft landscaping), 17 (construction surface water management plan) and 18 (operation and maintenance manual) of planning permission reference 3/2021/1134 at Land East of Chipping Lane, Longridge ('the Site').

This Application is accompanied by the following documents and plans:

- Application Forms;
- Application Fee;
- Phase 2/3 Planning Layout (drawing no. 459/PL06 Rev.F);
- Cycle Store Specification (Sheet 1 of 2);
- Cycle Store Specification (Sheet 2 of 2);
- Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 12;
- Appendix A - Planning Application Reference Plan;
- Appendix B – Site Survey;
- Appendix D – Ground Investigation Report (April 2016);
- Appendix F – Flood Risk Assessment and Drainage Strategy (Nov 2021);
- Appendix H – Hydraulic Assessment;
- Appendix I – Developable Areas Plan;
- Appendix J – Drainage Calculations;
- Appendix K – Post Construction Overland Flow Routes;
- Appendix L – Operation and Maintenance Manual;

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- Appendix M – Proposed Landscaping;
- Appendix N – External Levels;
- Appendix O – Construction Surface Water Management Plan;
- Water Main Protection Strategy (H7533-BAH-XX-XX-RP-WR-321400);
- Planting Programme (drawing no. 459-PP01);
- Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 17; and
- Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 18.

Background

Outline planning permission was granted in October 2015 for the development of up to 363 homes (reference: 3/2014/0764).

Following the grant of outline permission, a subsequent application was submitted which sought to vary condition 8 (drainage) of permission 3/2014/0374 which was granted on 12th June 2017 (ref. 3/2017/0232).

An application for the approval of reserved matters for Phase 1 comprising of 118 dwellings was approved on 7th September 2016 (ref. 3/2016/0193). However, this was never implemented.

A subsequent application for the approval of reserved matters for Phase 1 comprising of 124 dwellings was later approved by the Council on 14th August 2018 (ref. 3/2018/0404). Phase 1 has now been implemented in accordance with the reserved matters and outline consent.

An application for the approval of reserved matters for Phases 2 and 3 comprising of 193 dwellings was approved on 12th April 2019 (reference: 3/2018/0975). A Section 73 application to amend condition 1 of permission 3/2018/0975 for plot and house type substitutions was later granted on 9th June 2021 (reference: 3/2021/0010).

Planning permission has been granted on 3rd April 2023 for a 're-plan area' within Phases 2 and 3 which includes plot substitutions and an increase in dwellings from 42 to 47 (ref. 3/2021/1134) – therefore increasing the total number of dwellings in Phases 2 and 3 to 198.

19 conditions were attached to permission reference 3/2021/1134, and the purpose of this application is to discharge Conditions 5 (cycle storage), 12 (drainage strategy), 13 (water mains), 14 (hard and soft landscaping), 17 (construction surface water management plan) and 18 (operation and maintenance manual) of that consent.

Conditions

Condition 5 (Cycle Storage)

Condition 5 attached to permission reference 3/2021/1134 states:

“Prior to first occupation each dwelling shall have a secure cycle store at a ratio of 1 cycle space per bedroom details of which shall have been provided to and approved in writing by the local planning authority.”

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Pursuant to the above, this application is accompanied by the Phase 2 / 3 Planning Layout (drawing no. 459/PL06 Rev.F) which identifies cycle storage within the rear gardens of plots in the re-plan area. The specification for these cycle sheds is also submitted to the Local Planning Authority for consideration.

For plots where cycle sheds are not shown in rear gardens (i.e. plots 124, 125, 129, 130 139, 140, 141 and 142) these plots have garages which are large enough to store both private vehicles and cycles at a ratio of 1:1 per bedroom.

On the basis of the information submitted, we request that Condition 5 is fully discharged.

Condition 12 (Surface Water Drainage)

Condition 12 states no development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the Site has been submitted to, and approved by, the LPA.

Pursuant to Condition 12, this application is supported by a 'Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 12' and its accompanying appendices to satisfy the requirements of Condition 12.

The above report covers Phases 1, 2 and 3 of the development and seeks to clearly demonstrate how the full site drains.

We, therefore, request that Condition 12 is fully discharged.

Condition 13 (Water Mains)

Condition 13 of permission reference 3/2021/1134 states:

"No development shall commence (including any earthworks) until details of the means of ensuring the water main/s that is/are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey of the exact location of the water main/s and outline the potential impacts on the water main/s from construction activities and the impacts post completion of the development and identify mitigation measures to protect and prevent any damage to the water mains both during construction and post completion of the development. The details shall include a pre and post construction condition survey. Any mitigation measures shall be implemented in full in accordance with the approved details."

Pursuant to the above, a *Water Main Protection Strategy* has been produced in support of this application. This includes details of existing and proposed water mains.

In summary, there are no existing water mains in the Phase 2 re-plan area except for the proposed new water mains which are being constructed.

Based on the information provided, we request that Condition 13 is fully discharged.

Condition 14 (Hard and Soft Landscaping)

It should be noted that Condition 14 was partially discharged on 4th January 2024 (reference. 3/2023/0527) insofar that the details in relation to the proposed details of hard and soft landscaping works are considered appropriate.

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However, the condition requires the further submission of a programme for the implementation of the landscaping works including all boundary treatments.

As such, a *Planting Programme* (drawing no. 459-PP01) is submitted in support of this application which shows anticipated timescales for landscaping and boundary treatments within the re-plan area.

We, therefore, request that Condition 14 is fully discharged.

Condition 17 (Construction Surface Water Management Plan)

Condition 17 states that no development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the LPA.

Pursuant to Condition 17, this application is supported by a '*Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 17*'. The surface water management plan to manage surface water and silt during construction can be found at Appendix O.

Based on the submitted information, we seek Condition 17 to be fully discharged.

Condition 18 (Operation and Maintenance Manual)

Condition 18 of permission reference 3/2021/1134 requires the submission of a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system prior to occupation.

To address Condition 18, this application is accompanied by a '*Report on Drainage Strategy to Accompany Planning Application 3/2021/1134 Condition 18*'.

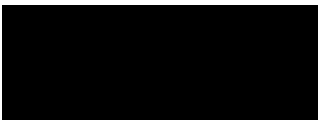
We, therefore, ask that Condition 18 is discharged in full.

Summary

We trust the above information is sufficient to be able to determine the application. If, however, you require anything further, please do not hesitate to contact me.

Yours sincerely,

STANTEC UK LIMITED



Jordan Clark
Senior Planner