

Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Our Ref: C211-11

Your Ref: PP-13330135

Date: 13/08/2024

Dear Sir / Madam,

RE: Discharge of conditions on prior approval decision notice 3/2024/0198.

AT: Pinfold Farm Preston Road Ribchester PR3 3YD

This letter accompanies submission for a discharge of condition application for the above address to approve details reserved by conditions on prior approval reference number 3/2024/0198 for the Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one two-storey dwelling. This letter accompanies the following documents;

- EBV Technical Specification - document
- 201124 EN Technical specification FPP-V preSelect MAX - document
- BEK - Phase 1 Preliminary Risk Assessment
- Site plan
- Proposed building elevations (including floor plans, lighting details and rooflight examples)

This letter is intended to address all pre commencement conditions on the previous approval. Each condition will be addressed in turn below;

Condition 4: Boundary Treatments

The boundary treatments have been clearly indicated on the submitted plans. The site will be enclosed with timber posts and livestock netting to the north and east, while the west boundary will retain its existing hawthorn hedge, and the southern boundary will maintain its existing hedge with the tarmac drive remaining open. These details are submitted for approval to satisfy this condition.

Condition 7: Contamination Risk Assessment

A desktop study report has been completed, assessing the risk of potential on-site contamination and ground gases. This report is included with this submission.

Condition 8: Foul and Surface Water Disposal

The revised site plan details the proposed arrangements for both foul and surface water disposal, ensuring compliance with the condition. The drainage plan is designed to provide a satisfactory and sustainable solution for the development.

Condition 11: Provision of Electric Vehicle Charging Points

An electric vehicle charging point has been provided at Pinfold Farm, and a new charging point will be installed on the southern elevation of the building as part of the development. These provisions are consistent with the condition's requirements, supporting sustainable transport objectives.

Condition 12: Artificial Lighting

Details of the artificial lighting to be installed have been included in the submitted plans. The lighting scheme. No additional external lighting is proposed beyond what is detailed in the plans.

Condition 13: Conservation Roof Lights

The proposed conservation roof lights have been specified and included in the submission. The windows will be of model FPW-V/C P2 pre select max 08, measuring 94cm x 118cm, with EBJ/C 08 Standing Seam Recessed Conservation Flashing. These specifications ensure that the installation is consistent with the rural character of the setting.

Condition 15: Windows and Doors

All windows and doors will be metal and powder coated to match the metal roof and the bespoke powder-coated metal rainwater gutters and downpipes. This approach will ensure a cohesive and high-quality appearance that is in keeping with the overall design of the development.

We respectfully request that the requirement to provide section details at a scale of not less than 1:20 be reconsidered. The site in question is not located within a conservation area nor does it involve a listed building. As such, the visual impact of the proposed windows and doors on the rural setting is minimal. The materials and design proposed for the windows and doors are in keeping with the local character, and their standard specification is consistent with typical rural developments in the area.

The information provided addresses the conditions outlined in the decision notice. I trust that this submission will be sufficient to discharge the conditions, and I look forward to your confirmation of the same.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Lewis Berry BSc (Hons)

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