

# MAYBERN

PLANNING + DEVELOPMENT

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

22 August 2024

Dear Sir/Madam,

**APPLICATION FOR DISCHARGE OF CONDITIONS: To Planning Permission Reference: 3/2022/0966  
Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA**

On behalf of Pringle Homes, we submit an application to discharge condition numbers 5 (Estate Road Details), 6 (Estate Road Management), 8 (Off-Site Highway Works) and 9 (Construction Management Plan) attached to planning permission reference 3/2022/0966.

This application is supported by the following relevant submission plans and documents:

- Cond 5 (Estate Road Details) -prepared by RG Parkins (unless stated)
  - Proposed Highway and External Levels Plan-A1L K39346-01
  - Proposed Highway and Access Roads Longitudinal Sections-A1L K39346-02
  - Section 278 General Arrangement Plan and Details-A1L K39346-05A
  - Foul and Surface Water Drainage Plan (K39346-20-A) (including road drainage details)
  - Foul and Surface Water Drainage Construction Details 1 of 2 (K39346-21)
  - Streetlighting Plan – LD19657 – prepared by Urbis Shreder
- Cond 6 (Estate Road Management)
  - Road Management and Maintenance Plan (002) (Aug 2024) – prepared by Pringle Homes
- Cond. 8 (Off-Site Highway Works) — prepared by RG Parkins
  - Section 278 General Arrangements Plan and Details (K39346-05-A)
  - Proposed Sign Arrangement (K39346-10)
- Cond. 9 (Construction Management Plan)
  - Construction Phase Plan including Traffic Management Plan– prepared by Pringle Homes
  - Swept Path Plans (J32-6615-PS-003 and J32-6615-PS-004) – Mode Transport

The application is submitted via the Planning Portal and payment of the requisite application fee has also been made via the Portal – ref. PP-13237812.

Condition 5 (Estate Road Details)

Whilst construction of the estate road beyond 10m into the site is a pre-occupation condition, details are being provided at this stage for agreement and discharge pursuant to the plans provided by RG Parkins (and others). The site roads are not being taken forward to adoption however due regard has been had

to relevant LCC standards in the preparation of the road arrangement and construction details as illustrated on the submitted plans.

Condition 6 (Estate Road Management)

Details of the future management and maintenance of roads and footways within the site under private arrangement is provided via the submitted report and plan.

Condition 8 (Off-Site Highway Works)

Condition 8 requires submission of details associated with the construction of the site access and the off-site highway works, namely:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn).

Accordingly RG Parkins have prepared plans (as part of the S.278 Agreement for works in the adopted highway area of Crow Trees Brow) including K39346-05-A relating to the construction of the site access points and plan K39346-10 setting out the signage improvements. We understand that there have been discussions with LCC Highways regarding these proposals.

Condition 9 (Construction Method Statement)

The condition requires the submission of a Construction Method Statement (or Management Plan) covering 13 areas of information prior to commencement of the new build phase of development.

With due regard to the requirements of this condition a Statement is provided which includes this information. This also includes a Traffic Management Plan for the construction period which details the locations of the site compound and welfare facilities, parking areas and jet wash facilities. Swept path plans (J32-6615-PS-003 and J32-6615-PS-004) prepared by MODE Transport Planning illustrate the manoeuvrability of 11m vehicles into and through the site and within the road extents.

We look forward to receiving confirmation that this discharge of condition application has been received and validated, however should you require any further information or clarification please do not hesitate to contact me.

Yours Faithfully,



Associate

For and behalf of Maybern Planning and Development