

11 Hackford Close,
Bury,
BL8 1XP.



3rd September, 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. 3/2024/0184

APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 2, 3, 4, 8 and 9

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 2, 3, 4, 8 and 9 attached to planning permission 3/2024/0184.

This submission relates specifically to the material 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 early construction works to start.

The numbered conditions of planning permission 3/2024/0184 for which discharge is sought and the information being submitted is set out under the headings below:

Condition 2 – External Materials

Condition 2 - The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the following details: - (Amended) Proposed Elevations Drawing No: HLS-RALA-ZZ-XX-DR-A-(PL)-0003 REV P06 (received 16.05.2024) - Letter Dated 30th April (Approval of Details Reserved by Planning Condition 3) (received 16.05.2024) - Block Walling Sample (received 16.05.2024) - Cast Stone Sample (received 16.05.2024) - Slate Sample (received 16.05.2024) - Estillo 3 Blue Grey Info Sheet (received 16.05.2024)

The following replaces those materials listed in the condition above.

Please refer to the table below and referenced documents:

External Material	Details
<p>Reconstituted stone block walling replaced with 'Natural Stone Block Walling'</p> <p>Previously submitted : 24 0184 Block Walling sample 160524 replaced with the following images which details the type of stone and quoins to be used.</p> <ul style="list-style-type: none"> Ashlar Stone_1 Ashlar Stone_2 Ashlar Stone_3 Ashlar Stone_4 <p>Dimensions: 440mm x 100mm x 215mm (l x w x h) with hydraulic lime mortar</p> <p>Elevation material reference (1)</p> <p>Sample available to view on site</p>	<p>Natural Sandstone</p> <p>Supplier: Fletcher Bank Quarry, Manchester Road, Bury BL0 0DD</p> <p>See data sheet: Lime-Mortar-Protection-and-Curing</p> 
<p>Feature Cast Stone Detailing/ Walling</p>  <p>Elevation material reference (2), (7) & (9)</p>	<p>Natural Cast Stone</p> <p>Supplier: Fletcher Bank Quarry, Manchester Road, Bury BL0 0DD</p> <p>See Photographs: Cast stone - sample</p> <p>See example entrance feature portico example: Portico Section</p>
<p>Grey Rosemary Roof Tiles with dark fascias & RWP replaced with 'Grey Rosemary Roof Tiles with profiled fascias & RWP to match stone colour' & Grey Rosemary Roof Tile to Dormers</p> <p>Smaller format tile size to suit curved roof eaves subject to site measure</p> <p>Previously submitted: Estillo 3 Blue Grey Slate See photographs: Roof tile - Slate sample See data sheet: Estillo-3-Blue-Grey-Info-Sheet-new-style</p> <p>Replaced with photograph - Roof tile grey clay</p> <p>Elevation material reference (4) & (5)</p> <p>Sample available to view on site</p>	<p>See photograph: Roof tile grey clay</p>  <p>Profiled aluminium formed gutters and downpipes in PPC aluminium to match stone colour tones - see photograph: Guttering to match stone</p>

Structural Glass Balcony Balustrade

Elevation material reference (10)

See data sheet:
Q Railing Easy Smart Glass



External driveway



Resin Bound Aggregates Stone DIY Kit-15
Sqm – Evolution Rubber Products

Light stone colour

External Patio/ Pathways
Alnwick Beige Stone Effect Porcelain Tiles

Rectified: Yes

R rating: R10 (10mm), R11 (20mm)

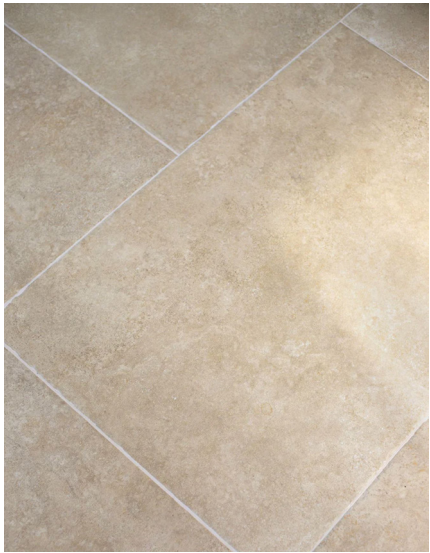
Variation: Low-mid V3

Pattern Repeat: 15 tiles

PEI Rating: 3

Composition: Porcelain

See photograph:
Alnwick Beige Stone Effect Porcelain Tiles



Condition 3 – Windows and doors

Condition 3 - Notwithstanding the submitted details, details or specifications of all window and door materials to be used in the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.
The approved materials shall be implemented within the development in strict accordance with the approved details.

Please refer to the table below and referenced documents:

External Window Door/ Location	Details
Front Entrance Door Main House Windows French Doors Utility Side Entrance Door Master Bedroom Arched Window Master Bedroom French Doors with side panels Dormer Arched Windows	Dale Joinery Lydiard Fields, Great Western Way, Swindon SN5 8UB Refer to document: Smith_07-08-2024_09-48-16_278-1-V1R[59]
Garage Door	Hormann up and over 2009 horizontal or vertical garage door or equal approved - colour to match stonework. Refer to photograph: Garage Door

Condition 4 – Rooflights

Condition 4 - The roof lights to be installed within the dwelling hereby approved as shown on the approved drawings shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation.

Please refer to the table below and referenced documents:

External Rooflight Location	Details
Level 02 Library Rooflights	The Rooflight Co. Cotswolds Unit T1 Bourton Industrial Park, Bourton-on-the-Water, GL54 2HQ Refer to documents: <ul style="list-style-type: none">Product-Sheet-Neo-Rooflight-Sept-2023_LRClay_LeadSoakers_SN_WRCS_LS_E

Condition 8 – External Lighting

Condition 8 - No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Please refer to the table below and referenced documents:

External Light Fitting Location	Details
Front Door Central Lantern	LA412L-ATHENA-HANGING-LANTERN-LARGE Height: 490mm Antique Brass Refer to document: LA412L-ATHENA-HANGING-LANTERN-LARGE
External wall lights either side of french doors	WL430L-ATHENA-WALL-LANTERN-LARGE Height: 475mm Antique Brass Refer to document: WL430L-ATHENA-WALL-LANTERN-LARGE
Driveway/ in front of retaining walls	Wrath ip67 recessed decking light in antique bronze 100 x 100mm Refer to document: Recessed Driveway Light

Condition 9 – Boundaries, fencing, retaining walls & Gates

Condition 9 - The residential curtilage hereby approved shall solely relate to the area within the confines of the red edge as indicated on Proposed Site Plan Drawing No: HLS-RALA-ZZ-XX-DR-A-(PL)-0001. No extension of the residential curtilage shall be undertaken without express planning permission being granted by the Local Planning Authority.

Prior to first use of the dwelling hereby approved, details regarding the alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified residential curtilage shall be submitted to and approved in writing by the Local Planning Authority.

The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

Please refer to the table below and referenced documents:

External Boundaries/ retaining walls/ gates	Details
Driveway Gates Pedestrian Gate	The Expert Gate Company, Unit 4 Lowercroft Business Park Lowercroft Rd Bury Greater Manchester BL8 3PA Colour: Black Refer to photograph: Driveway Gates
External Railings	SL Wrought Iron Gates, Huncoat Business Park, Unit M Newhouse Road, Ac- crinton BB5 6NT Colour - Black Refer to document: Barnoldswick Wall Top Railing _ SL Wrought Iron
Retaining Wall	Colinwell Yorkstone Colour: York Building 3 City West Business Park Gelder Road Leeds LS12 6LN Refer to document: allan-block-retaining-wall-system-brochure

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