

Our ref     EKPS/240806/JK

Department of Development  
Ribble Valley Borough Council  
Council Offices, Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Submitted via the  
Planning Portal

18 December 2024

Dear Sir or Madam,

## **Land adjacent to Ferns, Northcote Road, Langho BB6 8BG: Application to Discharge Conditions attached to Planning Permission Reference 3/2024/0115**

On behalf of our client, Alderley Group, I am pleased to enclose an application to which seeks to agree details required to allow the discharge of Conditions 8 (Surface Water Drainage); 9 (Construction Management Plan); 10 (Bird / Bat Boxes); and 11 (Tree Protection Measures) attached to Planning Permission Ref. 3/2024/0115 in respect of land adjacent to Ferns, Northcote Road, Langho BB6 8BG.

The planning application fee of £145 has been paid electronically via the Planning Portal, and the application comprises the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Forms and Associated Fee;
- A suite of drainage drawings prepared by Robert E Fry & Associates (REFA) Ltd;
- Construction Management Plan prepared by Alderley Partnerships;
- Details of proposed bird and bat boxes prepared by e3p; and,
- Details of proposed tree protection measures prepared by DEP Landscape Architecture Ltd.

The relevant conditions and associated submissions are set out in detail overleaf.

## Condition 8 (Surface Water Drainage)

Condition 8 states:

*Prior to the commencement of development, details of a sustainable surface water drainage scheme and foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes 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 in accordance with BRE365;*
- (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);*
- (iii) Levels of the proposed drainage systems including ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

*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.*

*Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*

The details submitted for approval comprise:

- **Drawing Ref. 24142/102/1 Rev. C – Road and Main Drainage Layout;**
- **Drawing Ref. 24142/102/2 Rev. A – Longitudinal Section Drg 1**
- **Drawing Ref. 24142/102/3 Rev. A – Manhole Schedules**
- **Drawing Ref. 24142/105/1 Rev. C – External Works Drg 1; and,**
- **Drawing Ref. 24142/106/1 Rev. C – Plot Drainage Drg 1.**

Please note, in consideration of the drainage proposals, REFA has previously undertaken trial pit digs on the site in 2022 which confirmed the site is not suitable for soakaways. Further, United Utilities indicated that there is a watercourse in the vicinity of the site, but following further investigations this was also discounted.

It is therefore respectfully requested that Condition 8 be discharged.

## Condition 9 (Construction Management Plan)

Condition 9 states:

*No development approved by this permission shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the construction period and shall provide for:*

- (i) The routes to be used by construction vehicles carry plant and machinery routes to be used by vehicles carrying plant and materials to and from the site including access which shall have been constructed to base course levels;*
- (ii) Parking of vehicles within the site of site operatives and visitors;*
- (iii) Loading and unloading of plant and materials;*
- (iv) Storage of plant, materials and potential ground and water contaminants;*
- (v) Erection and maintenance of any security hoardings;*
- (vi) Wheel washing facilities;*
- (vii) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures.*
- (viii) A scheme to control noise during the construction phase;*
- (ix) Details of site working hours.*

*Reason: In the interests of residential amenity and highway safety during construction works.*

The details submitted for approval comprise:

- **Construction Environmental Management Plan (CEMP) – 3rd Revision, dated December 2024**

It is therefore respectfully requested that Condition 9 be discharged.

## Condition 10 (Bird / Bat Boxes)

Condition 10 states:

*Prior to commencement of development above slab level, details of the provision of appropriate bat / bird boxes within the site shall have been submitted to and approved in writing by the Local Planning Authority.*

*The submitted details shall identify the nature and type of artificial roosting sites and the location on appropriate wall / roof elevations or trees within the site onto which the above provisions shall be incorporated.*

*The artificial bat / bird boxes shall be incorporated into the development prior to occupation of the dwellinghouses hereby approved and thereafter retained.*

*The development shall be carried out in strict accordance with the approved details.*

*Reason: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and to minimise / mitigate the potential impacts upon protected species resultant from the development.*

The details submitted for approval comprise:

- **Drawing Ref: 82-148-001 Rev. 2 – Species Enhancement Plan**

It is therefore respectfully requested that Condition 10 be discharged.

### **Condition 11 (Tree Protection Measures)**

Condition 11 states:

*Prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified to be retained in the arboricultural report dated May 2022 and those trees included in the Langho tree preservation order dates 16 February 2022 shall be protected in accordance with the BS5837 2012 (Trees in Relation to Demolition, Design and Construction).*

*The details of which shall be implemented in full under the supervision of a qualified arboriculturalist prior to commencement of any part of the development hereby approved. The Local Planning Authority shall be informed once the tree protection measures have been erected on site and, if necessary, these shall be inspected during works commencing on site.*

*The root protection / exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil / spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials / spoil / soil / rubble shall be stored or redistributed within the protection / exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.*

*No additional tree felling or pruning other than set out and approved in the submitted arboricultural report dated May 2022 shall be implemented without prior written consent.*

*Reason: In order to ensure that any trees affected by development included in a Tree Preservation Order and identified in the arboricultural report are afforded sufficient protection from the potential adverse effects of the development.*

The details submitted for approval comprise:

- **Arboricultural Report (BS 5837:2012) for Proposed Development Land at Northcote Road, Langho, Blackburn, BB6 8BG, dated December 2024.**

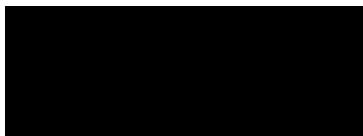
Please note that Tree Protection Measures are set out within Section 6 and Appendices D, E and F of the submitted document.

It is therefore respectfully requested that Condition 11 be discharged.

### **Summary**

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone or email (07300 806 110).

Kind Regards,



**James Ketley MRTPI**  
**Associate Director**  
james@euankellie.co.uk