

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

17th February 2025

Dear Sir / Madam,

DISCHARGE OF CONDITION 4 OF PLANNING APPROVAL ON APPEAL REF: APP/T2350/W/24/3348576 AT THORNEYHOLME HALL, DUNSOP BRIDGE, CLITHEROE BB7 3BB

Introduction

This cover letter has today been submitted to Ribble Valley Borough Council ('the Council') in respect of the submission of details to discharge planning condition 4 attached to Appeal Ref: APP/T2350/W/24/3348576 at Thorneyholme Hall, Dunsop Bridge, Clitheroe BB7 3BB ('the site').

1. Site Context

The above referenced appeal was allowed on 11th December 2024 and contained the following condition which required details to be submitted to the LPA for approval.

2. Discharge of Planning Conditions

The following section sets out the planning condition and details the information submitted to comply with each of the conditions.

Condition 4 (Lighting, Cycle Storage and Flood Risk Mitigation Strategy)

Condition 4 states:

4) The detached building shall be demolished to ground level and all materials resulting from the demolition shall be removed within 30 days of the date of failure to meet any one of the requirements set out in i) to iv) below:



- i) Within 3 months of the date of this decision a scheme(s) for -
- 1) proposed external lighting to be installed on any structure or within the site; and
 - 2) cycle storage; and
 - 3) flood risk mitigation shall have been submitted for the written approval of the local planning authority and the scheme(s) shall include a timetable for their implementation.
- ii) If within 11 months of the date of this decision the local planning authority refuse to approve the scheme(s) or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- iv) The approved scheme(s) shall have been carried out and completed in accordance with the approved timetable.

Part 1 – External Lighting

It is not proposed to affix any lighting to the existing built form at the site. However a number of lighting columns already exist across the site curtilage. The location and type of column installed was detailed on the site layout which was approved as part of the appeal. Hence it is asserted that the intended extent of external lighting proposed at the property has already been accepted as permissible. For clarity the consented layout plan (ref: 1178-PL-22F) is appended to this letter.

It is not proposed to increase the level of lighting beyond that shown on the aforementioned plan and I can confirm that the lighting install is that noted on the plan as Ansell Lighting Taurus LED Bollard. In terms of a strategy for its use, the only further consideration is the time of operation. In this regard it is not intended to have the lights on during daylight hours. They will only be utilised in evenings and will not be on beyond 10pm.

Part 2 – Cycle Storage

During the course of the appeal associated with the consent, it was established that there would be a need for cycle storage as well as vehicle parking. As such it is proposed to install a Sheffield Cycle Rack for 5no. bicycles. It will be installed to the western gable side of Thorneyholme Hall, given this location benefits from more passive surveillance.

The Cycle rack will be galvanised to BS EN 1461 and powder coated to Nimbus Grey (BS 4800 10 A 07). The location of the cycle store is shown on the appended plan, alongside an image of the proposed product.

The store will be in place prior to the site's operation as a hotel.

Part 3 – Flood Risk Mitigation

The need for the flood risk mitigation element of the condition is due to the site's location within an area that is at greater risk of flooding. Notwithstanding this the LPA should be aware that the application site has never been subject to flooding to the knowledge of the applicant. Moreover, neither the EA or the LLFA objected to the initial application.

The primary reason for the lack of flooding is due to the higher land levels experienced at the site in comparison to surrounding land. This is most evident when viewing land to the rear where there is



a notable immediate drop in levels at the field boundary. This obvious variation in levels remains the most significant flood risk mitigation that benefits the property. However notwithstanding this the erection of the building was undertaken with flood resilience in mind. Given the planning permission relates to the use of an existing building, a lot of the details of the mitigation strategy are retrospective, in that it relates to construction already undertaken. Bearing in mind the established nature of the development, this letter does not go into any detail as to the initial mitigation measures employed by the applicant, which included a considered selection process as to the initial siting of the building, to minimise the loss of permeable ground. Rather, it focuses on measures that were employed during the build and indeed since its completion.

Construction mitigation measures

As part of the construction of the consented development, the building was built on its own slab and also raised 300mm above existing ground levels to ensure protection against flash flooding and providing more time to implement the flood evacuation plan.

Additionally all electrical sockets have been set 700mm higher than the finished floor level.

Post construction mitigation measures

Following the commencement of the consented use, the following measures will be introduced:

- Continued commitment to the 'Flood Alert Area' principles, ensuring the outbuilding benefits from its own phone line and ability to receive alerts and information independently from the main hall.
- Instigation of a Maintenance Plan for the building which will ensure annualised checks of the structure, drainage and electrics are all undertaken and any maintenance suggestions adopted promptly. The Maintenance Plan would include documentation of all annual checks, with details of the individual/s undertaking the work. This would be made available to the LPA at their request.
- Introduction of a Flood Incident Log, this would be utilised to document any incidents of flooding anywhere at the Thorneyholme Hall premises. It would include dates, length of flooding, location, depths, source of flooding and any damage or implications of the flooding.
- Finally, a Flood Evacuation Plan will be developed. This will be in place prior to the site's use as a hotel and will be shared with the LPA prior to the use coming into effect. The Plan, will detail the following:
 - o Standard advice on what to do and not to do in times of flooding;
 - o Locations of flood defence tools such as sandbags/FloodSax and water pumps and instructions of use;
 - o Maps showing dedicated points of egress;
 - o Contact details for emergency contacts; and
 - o Safe meeting/congregation points.
 - o Copies of the Flood Evacuation Plan will be provided within each hotel room as well as the outbuilding.
- All of the above measures will be implemented prior to the commencement of the consented use and will be shared with the LPA as necessary. The mitigation will be reviewed on an annual basis and any alteration to the consented strategy will be documented and shared with the LPA on request.



3. Conclusion

The information provided within this submission seeks to discharge planning condition 4 of planning appeal Ref: APP/T2350/W/24/3348576. It is considered that sufficient information has been provided to discharge this condition and we look forward to receiving confirmation of this from the Council. I would appreciate acknowledgement and receipt of this application, and I look forward to receiving confirmation that it is being processed within your current timeframes. If you require any further information or clarifications with regards to this application, please do not hesitate to contact me.

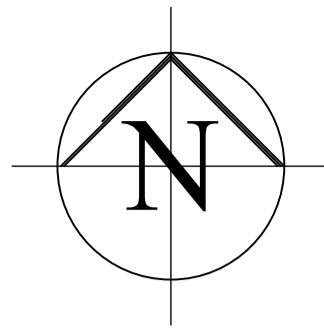
Yours Faithfully,

Josh Hellowell MRTPI
Associate Planner | PWA Planning

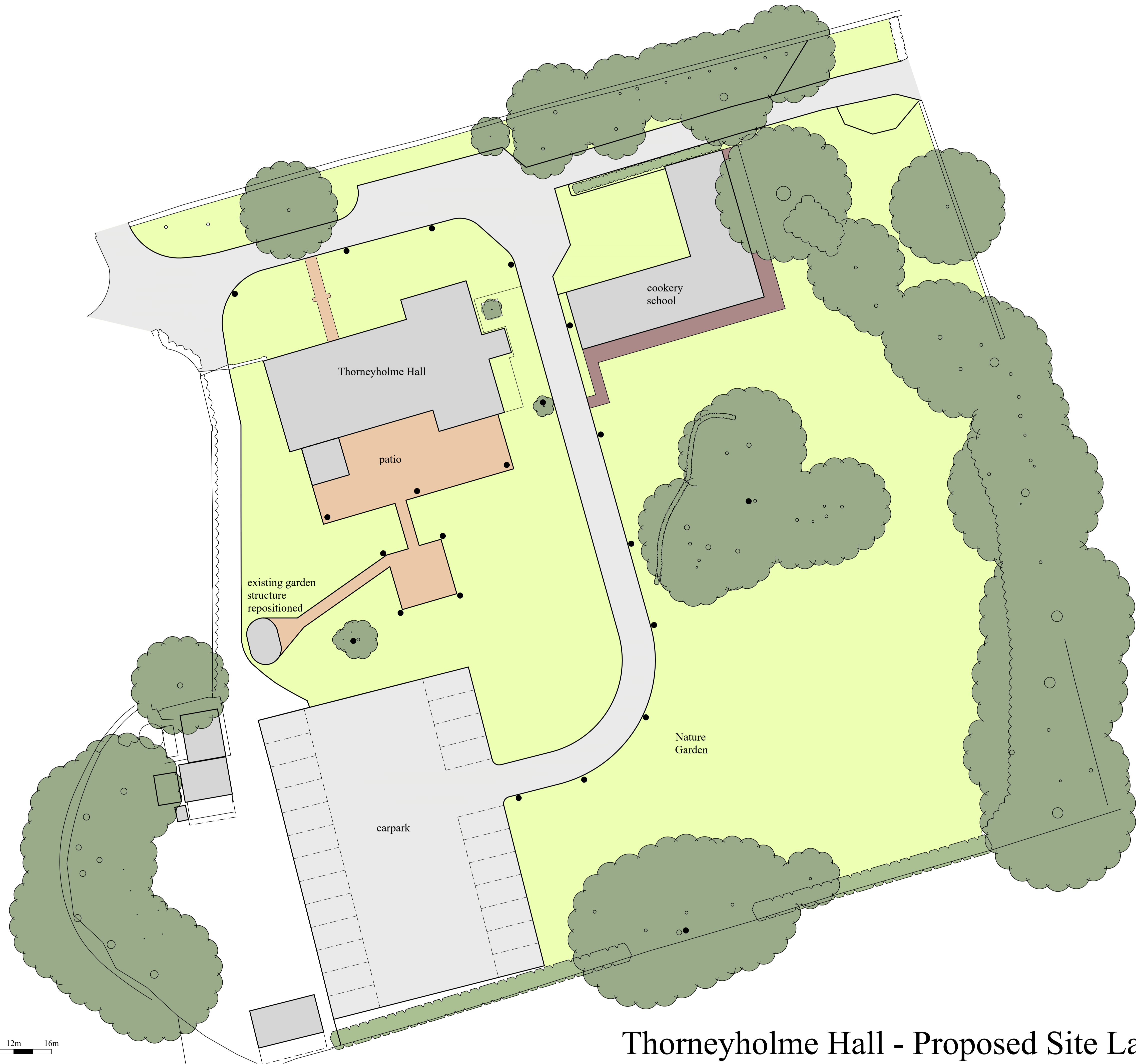
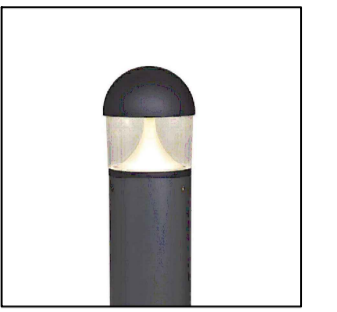


Included Docs

- **Consented Site Plan (Drawing Ref: 1178-PL-22F)**
- **Site Plan with Cycle Store Location**
- **Proposed Sheffield Cycle Store Product Image**



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



Rev F: Site Layout updated 23-03-21
 Rev E: Proposed bollard positions indicated 17-08-20
 Rev D: Site Layout updated 14-03-19
 Rev C: Site Layout updated 13-02-19
 Rev B: Accommodation notation altered 19-05-17
 Rev A: Parking indicated 02-05-17

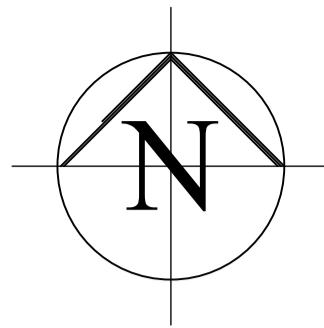
Project
 Proposed Development at
 Thorneyholme Hall, Dunsop Bridge


 Title
 Proposed Site Layout

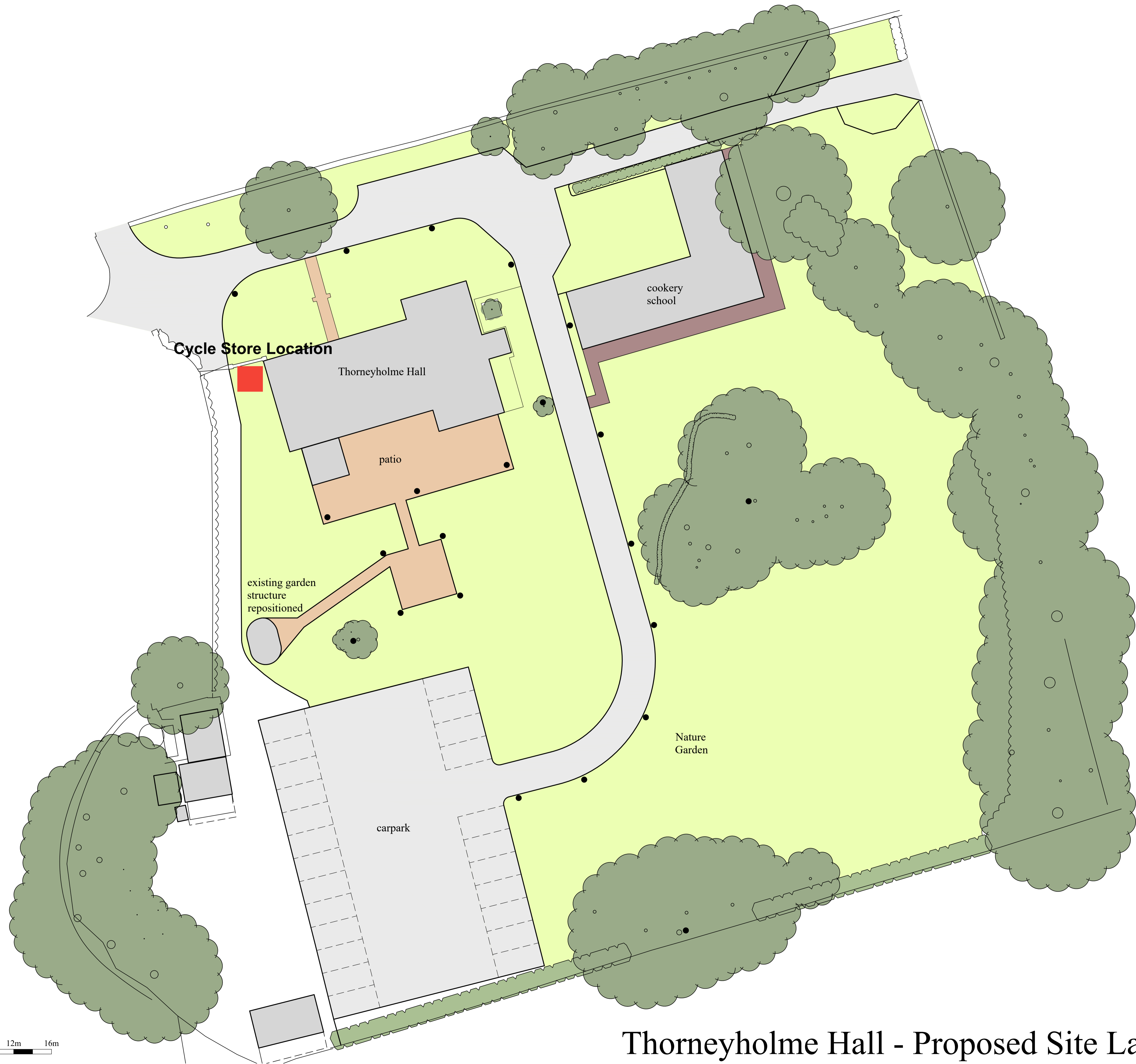
31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22F

Thorneyholme Hall - Proposed Site Layout



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



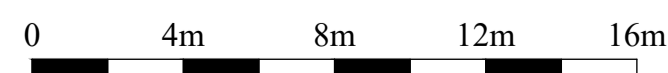
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Project
**Proposed Development at
 Thorneyholme Hall, Dunsop Bridge**

PWL ARCHITECTURE
 Title
Proposed Site Layout

31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale 1:200@A1	Date March 2017
Drawn PL	Drwg No 1178-PL-22F



Thorneyholme Hall - Proposed Site Layout

