



HB106/SA/AM/EW

17th April 2025

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

Dear Sirs

**Re Development at Garage Site, Dunsop Bridge - planning approval ref 3/2022/0082
and later variation of condition approval ref 3/2023/0816**

Please find enclosed, on behalf of our client The Duchy of Lancaster, the discharge of condition application for the Garage Site, Dunsop Bridge in respect to the conditions 3, 4, 5, 6, 9, 10, 11, 13 and 14 – external material finishes.

Condition 3 – External materials and surfacing material finishes

“Prior to the commencement of the construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

Reason: To ensure that the appearance of the development is appropriate to the character and setting of the area.”

In order to capture all of the relevant details to each of the approved buildings (Community Hub, Chapel and Plant Room Building) we have set up a table and gone through each element of building material and how this applies to each of the building types. The detail in the table then identifies the product info / photo enclosed / reference drawings and confirms samples to be delivered to RVBC planning office as soon as possible. We trust that the detail enclosed is sufficient to allow the expedient discharge of the material finishes as we hope to be on site with the construction phase (following the completion of the current enabling – demolition works) by the 4th July 2025.

<u>Roof Finishes</u>	
Hub	Burlington Strong Slates in regular courses, random widths to main hub building and link roof to chapel. V M Zinc standing seam zinc roof to kitchen / WC area in “quartz” finish with corresponding zinc fascias / soffits to match. See product details enclosed.
Ridges	Interlocking terracotta ridges finished dark grey, see product details enclosed.
Chapel	Existing slate to be stripped, set aside and assessed for reuse. Replacement / shortfall to be Burlington Strong Slates in regular courses, random widths to main hub building and link roof to chapel. Existing ridges to be re-bedded.
Plant Room Building	Burlington Strong Slates in regular courses, random widths to main hub building and link roof to chapel.
Ridges	Interlocking terracotta ridges finished dark grey, see product details enclosed.
<u>Wall Finishes</u>	
Hub	150 / 200mm reclaimed local stone to be sourced and laid, coursed and pointed to match surrounding buildings. Photo of sample panel enclosed. Pointing mix to be lime pointing to following mix: 2.0 Waddyfell sand 1.0 Nostrefield sharp sand 1.0 Hydraulic lime Photo of sample pointing enclosed.
Chapel building	All existing stonework retained and rebuilt in localised areas where required. All external walls to be picked and repointed Pointing mix to be lime pointing to following mix: 2.0 Waddyfell sand 1.0 Nostrefield sharp sand 1.0 Hydraulic lime
Plant room building	150 / 200mm on bed, reclaimed stonework to be sourced to match existing stonework on site laid, coursed and pointed to match existing stonework onsite. Photo of sample panel enclosed.
To section of south gable to Hub building	
WC's to hub building	Pointing mix to be lime pointing to following mix: 2.0 Waddyfell sand 1.0 Nostrefield sharp sand 1.0 Hydraulic lime

	<p>Above the stone plinth detail to the plant room building, the external concrete block cavity wall is to be battened and counter battened with tanalised slate battens to allow the fixing of 25mm thick 125mm wide Canadian larch boards. These boards will be delivered to site, pre finished with Fire Retardant UK Ltd HR PROF – Industrial – eco friendly fire retardant, which does not form a surface finish – leaving the wood free to breath naturally and 'silver with age'.</p> <p>Photo of untreated and treated larch board enclosed</p>
<u>Gutters and Rainwater pipes</u>	
Hub / Chapel	<p>Cast iron ½ round deep flow gutters fixed on MS galvanised rise and fall brackets and round downpipes fixed with cast iron pipe brackets, see product details enclosed.</p> <p>To kitchen and WC's (east elevation) V M Zinc box gutters and round downpipes to be used to correspond with zinc roof finish. See enclosed product details.</p>
Plant room building	Cast iron ½ round deep flow gutters fixed on cast iron gutter brackets to timber fascias and round downpipes fixed with cast iron pipe brackets, see product details enclosed.
<u>Windows and External Doors</u>	
Hub, Chapel and Plant room building	<p>Detail as HB106 / WD27. All windows, doors and frames to be manufactured in Accoya for a paint finish to RAL 7016, colour swatch attached.</p> <p>Photos of typical window / door enclosed, (product used at adjacent Root Farm project).</p>
<u>Stone Detailing</u>	
Hub	New cut stone heads, cills and copings to be used to all areas of new stonework detailing. Photo of proposed stone enclosed.
Chapel	All existing detail retained and repaired as necessary. Where replacement required then new cut stone will be supplied to match existing detail.
<u>Metal Support Posts to Link Roof</u>	
Hub and link to Chapel	CHS 114.3 x 6.3 steel columns (round) in RAL 7016 paint finish.
<u>Timber Support Posts to WC Roof Projection</u>	
Hub (WC's)	200 x 200 C24 timber posts (PAR) for paint finish in Ral 7016. Posts to be dowelled into cut stone base detail with chamfered top.

Landscaping - Hard Surface Materials

Landscaping details to follow details as HB106 / WD23A and WD24A and include the following materials:-

- Finish to existing access drive and turning head (including disabled parking bays) to be tarmac with existing sett edge to car park retained
- Porous resin bonded gravel – see photo enclosed
- Natural stone flag – see photo enclosed
- Gravel – see photo enclosed
- Stone setts – see photo enclosed

Condition 4 – Protection of existing water mains and public sewers

“No construction shall commence (including any earthworks) until details of the means of ensuring the water mains and public sewers that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of the water mains and public sewers, the potential impacts on the water mains and public sewers from construction activities (including the construction compound), the impacts post completion of the development on the sewer infrastructure that crosses the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the sewers both during construction and post completion of the development. The details shall include a pre and post construction condition survey of water mains and public sewers within the red line boundary. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of the public sewer identifies the development within a 3m standoff either side of the main (6m in total), the developer shall submit evidence to the Local Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.

Reason: In the interest of public health and to ensure protection of the public water supply”.

Please see enclosed detail of the pre-commencement services survey, R G Parkin's drainage survey plan and notation together with the Drain Doctors survey dated January 2025. The detail is further supported by the enclosed main contractor's Construction Health and Safety Plan (see section 4.2).

Condition 5 – Surface water and foul drainage

“Prior to the commencement of development, details of a sustainable surface water drainage scheme and a 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 proposed 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 schemes 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”.

Please see enclosed detail prepared by the drainage engineers Toppings Engineers, ref 23120 – Drainage Proposals and 23120 – Drainage Calcs.

Condition 6 – Construction traffic management plan

“No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.”

Please see the enclosed main contractor’s Construction Health and Safety Plan (see section 3.6, 4.14 and 6.7 for the site traffic management plan).

Condition 9 – Cycle store

“Prior to development above ground details of all cycle stores (including design, materials and finishes) shall be submitted to and approved in writing by the local planning authority. The approved cycle stores shall be provided and available for use prior to the occupation of the associated plot or in the case of the flats prior to occupation of the first flat. The cycle stores shall be retained at all times thereafter.

Reason: In the interest of providing suitable storage for cycles and sustainable modes of travel.”

Please see enclosed details on the proposed 8 space Amazon Eco Cycle Shelter by The Bike Storage Company. Shelter to feature galvanised frame and larch boarding to match hub / plan room with a galvanised sheet metal roof. It will be supplied with fire retardant finish to timberwork.

Condition 10 – Surface water drainage to approved car park

“The surface water from the approved car park shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.”

Please refer to condition 5 detail which also covers and includes this area.

Condition 11 – Delivery and service plan

“No building or use hereby permitted shall be occupied or use commenced until a delivery and servicing plan has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved delivery and servicing plan for the lifetime of the development. The delivery and servicing plan shall include:

- The contact details of a suitably qualified co-ordinator;*
- How vehicle arrivals, departures, parking, stopping and waiting will be controlled to minimise any impact on the adopted highway;*
- Details of any freight consolidation operation, centre and the delivery and servicing booking and management systems.*

Reason: In the interests of highway safety and to minimise the impact of vehicles servicing the development upon congestion.”

Please see enclosed delivery and service management plan as prepared by The Duchy of Lancaster.

Condition 13 – Bird nesting boxes and bat boxes

“No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.”

Please refer to submitted details of bird and bat boxes and their positioning on drawing HB106 / SK11.

Condition 14 – EVC

Prior to the development being brought into use, further details of electric vehicle charging points, their number, location and appearance following matters shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be installed in accordance with the approved details prior to the use of the new car park.

Reason: In the interest of sustainable travel measures and reduce the impact of carbon footprint.

Please refer to the submitted detail on the proposed EVC's and their positions on drawing HB106 / SK10.

We trust that if you require any further information or wish to discuss any element of the proposed material finishes you will not hesitate to get in touch with the office.

Yours faithfully,
Erica Wright Architecture Ltd



Erica Wright
Chartered Architect

Enc App form and fee
 V M Zinc standing seam roof product details
 Interlocking terracotta ridge product details
 Photo – sample panel of reclaimed local stone
 Photo – sample of lime pointing
 Photo – untreated and treated larch board
 Cast iron gutters product details
 V M Zinc box gutter and round downpipe product details
 HB106 / WD27
 Colour swatch RAL 7016
 Photos of typical window / door
 Photo of cut stone for head / cill detailing
 HB106 / WD23A and WD24A
 Photo of porous resin bonded gravel
 Photo of natural stone flag
 Photo of gravel
 Photo of stone setts
 Underground services survey
 RGP's drainage survey and notation
 Drain Doctors report January 2025
 Main contractors Construction H & S Plan Rev 1
 Topping Foul and SW drainage detail – 23120 drainage proposal and calculations
 Product info on wooden cycle store / shelter
 Delivery and Service Management Plan
 HB106 / SK11 Bird / bat box details and location plan
 HB106 / SK10 EVC details and location plan
 Schweglar 1FR bat tube product details
 Rendered wood stone build in swift box product details
 EVC pod point twin – data sheet
 EVC twin charger guard rail - data sheet