

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,
Clitheroe, Lancashire, BB7 9ED

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DISCHARGE OF
CONDITION INFORMATION

FOR THE RESIDENTIAL DEVELOPMENT AT,
BARROW BRIDGE HOUSE,
CLUB STREET,
BARROW,
BB7 9AY
FOR

Mr S Gill

Job No: - 161

Date: - 10th June 2025

Revision: - **1.03 REV C – 18th August 2025**

This information provided is to satisfy conditions placed on application: -

- **3/2024/0990:** Technical details following permission in principle application (3/2024/0989) for residential development comprising 4 dwellings.

CONDITION NUMBER 3 MATERIALS: -

Roofs to be finished in blue Spanish slate.

Walls to be finished in smooth K-Rend, colour Champagne with buff coloured art stone quoins.

Grey upvc windows.

Grey composite doors.

CONDITION NUMBER 4 BOUNDARY TREATMENTS:-

Please see drawing 161 – 10 and information below.



Image above showing hit and miss fence 1.1m high to be installed on top of the existing retaining wall, as shown in blue on the boundary treatments drawing.

CONDITION NUMBER 5 Refuse Storage and Collection: -

Please see drawing 161 – 10. The residents will take their bins to the designated bin collection point on refuse day and the refuse collectors will collect the bins from that point and take to the refuse wagon that reverses

down Club Street. The bin collection point will be suitably sized to accommodate the maximum number of bins to be collected on any given collection date.

CONDITION NUMBER 9 Construction Method Statement:-

Please see the prepared Construction Method Statement dated June 2025.

CONDITION NUMBER 10 Management and maintenance of estate roads :-

The estate roads within the site will not be adopted by the Local Highway Authority, they will remain private and will be managed and maintained by a resident's management company. The developer will manage and maintain the estate roads until the housing units are sold and the management company appointed. The management company will be responsible for the maintenance of the road and any communal areas; the 4 houses will have equal shares in the management company.

A visual inspection will be carried out annually of the road surface and surface water system. The surface water system will be cleaned out/ jetted annually. Repairs to the road surface will be carried out as and when they are required.

CONDITION NUMBER 11 Internal Estate Road details :-

Please see drawing 161 – 10 which details the finishes of the estate roads and the constructional details. FRDS drawing 2024 – 055 – 01 details the drainage arrangements. No street lighting will be provided within the site.

Louise Read
MRICS