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Lockside Road
Preston
PR2 2YS

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29th July 2025

Reference: 25-2310

Dear Sir/Madam,

**RE: DISCHARGE OF CONDITION 5, 10, 12 13,14, 16, 18 and 22 ON PERMISSION 3/2021/0275 –
Proposed erection of 8 new dwellings and associated works**

SITE: Land Behind The Dog Inn Market Place Longridge PR3 3RR

An application has been made to discharge planning conditions on planning permission ref. 3/2021/0275. The conditions sought to be discharged and the information submitted in support is as follows:

Condition 5 - No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The approved plan / statement shall provide:

- ***24 Hour emergency contact number;***
- ***Details of the parking of vehicles of site operatives and visitors (which shall be wholly within the application site);***
- ***Details of loading and unloading of plant and materials (which shall be wholly within the application site);***
- ***Arrangements for turning of vehicles within the site;***
- ***Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;***
- ***Measures to protect vulnerable road users (pedestrians and cyclists);***
- ***The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;***
- ***Measures to control the emission of dust and dirt during construction;***
- ***Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;***
- ***Construction vehicle routing;***

Please find the attached Construction Management Plan (CMP) to satisfy the requirements of Condition 5.

Condition 10 - Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per



dwelling shall be provided. Thereafter the charging points shall be installed and made available for use prior to the occupation of any of the dwellings hereby approved.

Please find the attached the details of the electric motor vehicle charging points to satisfy the requirements of Condition 10.

Condition 12 - No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

The future management and maintenance of the proposed streets will be handled by a private management company, which will be formed to oversee the upkeep of the development. All residents will be part of this arrangement, contributing to the ongoing management and maintenance.

Condition 13 - Prior to the above ground construction of any of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Please find the Hard Landscaping Plan attached to satisfy the requirements of condition 13.

Condition 14 - Prior to the above ground construction of any of the dwellings hereby approved full details of the alignment, height and appearance of all fences, walls (including retaining walls) and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Please find the details of the height and appearance of all fences, walls and gates to satisfy condition 14.

Condition 16 - A scheme for the landscaping of the development and its surroundings shall be submitted to and approved in writing by the Local Planning Authority prior to the above ground construction of any of the dwellings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area. In particular the scheme shall detail a timetable for the stripping of the heavy ivy from Tree T2 (identified within the submitted Arboricultural Impact Assessment dated March 2021). Following removal of the ivy a suitable time for the tree to be inspected by the Councils Countryside Officer will be arranged to assess the tree retention value. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any



trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Please find the details of the Soft Landscaping Plan to satisfy condition 16.

Condition 18 - Prior to the commencement of any demolition works on the existing garage precise details of the means of making good the exposed gable wall of no 13 Market Place, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

Please find the plan showing the details of the exposed gable to satisfy condition 18.

Condition 22 - 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 for that phase 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 plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. 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 incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use.

Please find the details of the Bird and Bat Boxes Assessment to satisfy condition 22.

Please could you confirm acknowledgement of receipt of this application and the above-referenced documents. If you require any further information or clarifications with regards to the discharge of condition 5, 10, 12, 13, 14, 16, 18 and 22. please do not hesitate to contact me.

Yours faithfully,

Gabriela de Amorim
Assistant Planner
PWA Planning

