

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

The Tyremen Site,
28-30 Parson Lane,
Clitheroe,
BB7 2JP

For Hollinrake Developments Ltd

Job No: - 168

Date: - 16th September 2025

Revision: - 1.00

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

- **3/2023/0789:** Planning application for demolition of commercial building and erection of four one-bedroom apartments

CONDITION NUMBER 3 MATERIALS: -

Roof to be finished in blue Spanish slate.

Walls to be finished in natural coursed stone as shown in image below.



Black upvc windows.

Black aluminum door.

CONDITION NUMBER 4 CONSERVATION ROOFLIGHTS:-

Velux heritage conservation roof windows to be used throughout, black metal finish externally. Roof windows are to be installed flush to the slates (no projection above the roof slope.)



CONDITION NUMBER 5 BOUNDARY TREATMENTS:-

Please see drawings 168 – 01, 168 – 03 and information below.



Image above showing metal railings. The railings are to be installed as shown on the drawings; on the existing car park retaining wall to the North West boundary and on the new natural stone retaining walls to the South East boundary.

The existing wall to the South West boundary is to be retained; the height is to be reduced to 1.8m above the ground level within the garden of 32 Parson Lane, wall to be finished with a stone flag coping.



Image showing proposed open platform lift to be installed.

CONDITION NUMBER 7 OFF SITE HIGHWAYS WORKS: -

The enclosed drawing 168 - 03, has been sent to the LCC Highways department along with the relevant S278 forms and plans for comments.

CONDITION NUMBER 10 DRAINAGE SCHEME :-

There is an existing foul water connection into the public sewer system serving the site, it is proposed that this connection will be used for the foul water.

The hierarchy for disposal of surface water from new developments is outlined within the Building Regulations Approved Document H and specifies the following methods in order of preference:

- Infiltration via soakaway or other suitable infiltration device
- Discharge to watercourse
- Discharge to public surface water sewer
- Discharge to public combined sewer

Given the sites location within the town centre and limited space available onsite, infiltration is not possible. There is not a watercourse present that a connection can be made into. The only public sewer serving the site is a combined sewer, discharge into this sewer is the only available option for the discharge of surface water from this site. It should be noted that the existing site surface water currently discharges into the combined public sewer. The location of the current connection into the public sewer is shown on drawing 168 – 03.

CONDITION NUMBER 11 GROUND LEVELS AND FINISHED FLOOR LEVELS :-

Please see drawing 168 – 02 detailing the existing ground levels and drawing 168 – 03 indicating the proposed ground levels.

Louise Read
MRICS