



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land off Union Street, Clitheroe

Applicant Details

Name/Company

Title

Miss

First name

Terri-Anne

Surname

Cross

Company Name

Prospect Homes

Address

Address line 1

Union Street, Clitheroe

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

England

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application for 36 single and two-storey dwellings (including 11 affordable units), car parking, landscaping and new access from Union Street.

Reference number

3/2017/0573

Date of decision (date must be pre-application submission)

14/06/2018

Please state the condition number(s) to which this application relates

Condition number(s)

26 and 27

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

02/07/2018

Has the development been completed?

Yes

No

If Yes, please state when the development was completed (date must be pre-application submission)

30/11/2020

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Planning Condition 26

- a. The main drainage for the development will be adopted by United Utilities under Section 102 & 104 agreement as per the attached drawings and with regards to the attenuation tanks in plots 25-28 these will be maintained by the appointed management company as indicated on the management plan. Please refer to the email issued by United Utilities dated 14th November 2015 confirming the surface water sewers as shown on dwg no.30250/28 have been signed off and will be adopted on completion of the S102 application.
- b i. Attached is a copy of the management company schedule outlining the works/ visits and associated costs for maintaining the development.
- b ii. United Utilities will be responsible for the maintenance of the adopted sewers on the development (S102 & S104) and will fund any future maintenance works required and regarding the attenuation tanks these will be maintained by the management company.
- c. As indicated on the Management Plan (dwg no. 16041/13 Rev B) rights have been granted for the management company to access and maintain the attenuation tanks.

Planning Condition 27

Please note the Consent to Discharge issued by Lancs LLFA dated 27th June 2018, licence number CR94785 approves the proposed repair to the existing 525mm dia. concrete pipe as shown on Land Drainage Repairs / Improvement drawing no.30250/100A, which indicates the position of the proposed repairs and also confirms that along the western boundary a 150mm land drain is to be installed and the gardens adjacent this boundary are shaped to form and overland flood route. Please refer to photographs of land drain being constructed along the western boundary.

The CCTV survey undertaken of the existing 525mm culvert March 2025 confirms the repair works have been completed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Terri-Anne Cross

Date

19/11/2025