



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Ribble Valley Borough Council  
Council offices  
Church Walk  
CLITHEROE  
BB7 2RA

My reference: 3/2025/0921  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 06 February 2026

Location: Land off Union Street Clitheroe

Proposal: Approval of detail reserved by condition 26 (Surface water management) and condition 27 (investigation of culverted watercourse) on planning permission 3/2017/0573

I write in response to your application to discharge the conditions pursuant to planning approval.

Condition 26 (Surface water management) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Connection to Existing Manhole (dwg no. 30250/102 Rev A)
- Site Layout Management Plan (dwg no. 13 Rev B)
- HWMS Insurance confirmation 2018-2019
- Hydro End of contract sign off sheet 1 and 2
- Hydro WMS Geomembrane Specification
- Hydro WMS Tank details
- Indemnity letter (dated 5<sup>th</sup> March 2019)
- Manco Fee Schedule (dated 14<sup>th</sup> March 2019)
- Proposed Tank Detail Sheet (dwg no. 003)
- Polystorm agreement certificate
- Polystorm datasheet
- Polystorm maintenance requirements
- Section 102 Agreement Layout
- Section 104 Foul Agreement Layout
- Warranty of Geomembrane Installation Works (dated 9<sup>th</sup> March 2019)
- LCC Consent Notice (dated 27<sup>th</sup> June 2018)
- United Utilities emails (dated 14<sup>th</sup> November 2015 and 14<sup>th</sup> November 2025)

**APPLICATION NO. 3/2025/0921**

**DECISION DATE: 04 February 2026**

---

In order to satisfy the condition in full, the approved details shall be implemented and the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Condition 27 (investigation of culverted watercourse) is discharged insofar that the submitted details are considered acceptable as follows:

- LCC Consent Notice (dated 27<sup>th</sup> June 2018)
- Site Layout Management Plan (dwg no. 13 Rev B)
- External Images
- External Images 2
- Images EX 2721X
- Images SF1
- Land Drainage Repairs/Improvement (dwg no. 30250/100 Rev A)

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Terri-Anne Cross  
Prospect GB Ltd  
Union Street Clitheroe