

Head of Planning
Department of Development
Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe
Lancashire
BB7 2RA

Friday, 13 February
2026

Dear Sir/Madam,

**Land Adjacent to Ferns Northcote Road Langho BB6 8BG
3/2025/0415 - Proposed residential development of eight detached dwelling houses
(pursuant to variation of conditions 2 (approved plans) on permission 3/2022/0537
and 3/2024/0115. To allow for repositioning of Plot 7).**

On behalf of Alderley Homes please find attached the documentation to support the formal discharge of condition(s) 15 on planning permission referenced 3/2025/0415. The application to discharge conditions is accompanied by the following documents.

- Covering Letter.
- Completed Discharge of Condition application forms.
- Residential Management Group & Alderley Homes Property Management Proposal.

The table below set out the specific information submitted to address the conditions.


Summary of Discharge of Condition LPA Ref: 3/2025/0415	Information Submitted and Commentary
<p>Condition 15: Prior to first occupation details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved 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 with the Highway Authority or a private</p>	<p>Information Submitted: Residential Management Group & Alderley Homes Property Management Proposal.</p> <p>Commentary: Residential Management Group & Alderley Homes Property Management Proposal details the level of service and outlines the management and maintenance approach to the development including the estate road.</p>

<p>management and maintenance company has been established.</p>	<p>The grounds maintenance provision covers the routine day-to-day maintenance of the roads (e.g. litter picking, manual sweeping and weed removal). With the general repairs provision and reserve fund covering the reactive and long-term maintenance of the road and drainage including visual inspections only.</p> <p>It is therefore our view that condition 15 has now been discharged in full and we would appreciate written confirmation of the same from the Local Planning Authority for the avoidance of doubt.</p>
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We trust this clarifies the purpose of the application and that you have everything required to validate, register and progress the application swiftly. However, should you require any additional details or information at this stage, please do not hesitate to contact us at the earliest opportunity and we will respond to any questions raised. Otherwise, we look forward to a timely decision confirming that the provisions of condition 15 of planning permission reference 3/2025/0415 has been discharged.

Kind regards,

Scott Bracken
Senior Planning Manager,
Alderley Homes

www.alderley-group.com | 
1 The Square, Birchwood Boulevard, Warrington, WA3 7QY