



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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My reference: 3/2026/0222
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Date: 03 June 2026

Location: Highcroft Painter Wood Whalley Old Road Billington BB7 9JD

Proposal: Approval of details reserved by condition 2 (specifications of external materials and surface water drainage scheme) of planning permission 3/2024/1022 granted on appeal.

I write in response to your application to discharge the conditions pursuant to planning approval appeal ref: APP/T2350/W/25/3364654.

The details submitted pursuant to Condition 2 (b) (surface water drainage scheme) of planning appeal ref: APP/T2350/W/25/3364654 as below are considered to be acceptable:

- Proposed Drainage Plan drawing ref: JH.200326A
- Statement from Michael Pooler Associated dated 5 February 2026
- Letter from United Utilities dated 11 March 2026

United Utilities were consulted on the documentation and originally objected to the scheme, requesting further details of the gabion basket wall and soakaway position.

The agent for the applicant emailed United Utilities advising them that the application is a householder application, involving the installation of two soakaways which would not link to United Utilities surface water drainage infrastructure.

United Utilities have now removed their objection to the scheme as the existing drainage would remain the same and ground water is to be dealt with within the development. They are satisfied that there would be no interaction with the sewerage system.

As such, Condition 2 (b) is partially discharged insofar that the development is required to be implemented in accordance with the approved scheme and retained.

APPLICATION NO. 3/2026/0222

DECISION DATE: 03 June 2026

It should also be noted that Condition 2 (a) has already been partially discharged.

Nicola Hopkins

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

Applicant:
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