

26<sup>th</sup> March 2026

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA



Our ref: OAKM122

**By email only**

Dear Sir or Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
ACCRINGTON ROAD, WHALLEY**

On behalf of our client Oakmere Homes (Northwest) Ltd, please find enclosed an application to discharge Conditions 3,4,5,7,8,9,10,19, 20 and 21 of planning permission 3/2022/11 at land south of Accrington Road, Whalley.

Details of the relevant conditions and the information submitted to satisfy each of those conditions is set out below.

**Condition 3**

*“No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The approved plan / statement shall provide:*

- *24 Hour emergency contact number;*
- *Details of the parking of vehicles of site operatives and visitors; Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (pedestrians and cyclists);*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *Wheel washing facilities;*
- *Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- *Measures to control the emission of dust and dirt during construction;*
- *Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- *Construction vehicle routing; and*
- *Delivery, demolition and construction working hours.*



*The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development”.*

**Submitted Documents**

- To discharge the condition a Construction Method Statement and a Proposed CMS Layout drawing (C3 - 015-CMS-01 (B) Proposed CMS Layout) has been submitted.

**Condition 4**

*“No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:*

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.*
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.*

*The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction”.*

**Submitted Documents**

- To discharge the condition a Construction Surface Water Management Plan (Ref:C4 - 21315-GAD-01-ZZ-RE-C-3100 P01) has been submitted.

**Condition 5**

*“Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.*

*For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in accordance with the approved details”.*

**Submitted Documents**

- To discharge the condition a Bat and Bird Box report including plans has been submitted.

### **Condition 7**

*“No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the Local Planning Authority. The streets shall be maintained in accordance with the approved management and maintenance details thereafter for the lifetime of the development”.*

#### **Submitted Documents**

To discharge the condition the following information has been submitted:

- Roads and Footpaths Management and Maintenance Schedule C7 - 21315-GAD-01-ZZ-RE-C-3200-P01

### **Condition 8**

*“The development hereby permitted must not be commenced until such time as a scheme to provide appropriate compensatory storage for flood mitigation on site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme and plans submitted shall show the final engineering solution for the compensatory storage measures, including (but not limited to) the detailed design and hydraulic modelling to demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood. It must be demonstrated through the hydraulic modelling that there will be no loss in storage capacity for the lifetime of the development. The scheme shall be fully implemented prior to any development on site and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements”.*

#### **Submitted Documents**

To discharge the condition the following information has been submitted:

- 21315-GAD-01-ZZ-DR-C-1001 Rev P06 – Drainage Strategy
- 21315-GAD-01-ZZ-DR-C-1005 Rev P05 – Exceedance Routes
- 21315-GAD-01-ZZ-DR-C-1021 Rev P02 – Drainage Longsections Sheet 1
- 21315-GAD-01-ZZ-DR-C-1022 Rev P02 – Drainage Longsections Sheet 2
- 21315-GAD-01-ZZ-DR-C-1040 Rev P03 – Impermeable Areas Plan
- 21315-GAD-01-ZZ-DR-C-1070 Rev P01 – SUDS Details
- 21315-GAD-00-ZZ-RE-C-3000 Rev P06 – Drainage Strategy Report
- OAKMERE-JBAU-XX-XX-RP-0002-S3-P05-AccringtonRdFRA

### **Condition 9**

*“The development hereby permitted must not be commenced until such time as a detailed management plan for the compensatory flood storage scheme has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan must demonstrate how the compensatory storage scheme, including proposed drainage channel shall be maintained for the lifetime of the proposed development. The plan as a minimum shall include:*

- *Details of the organisation responsible for the ongoing maintenance for the lifetime of the development.*
- *Details of the funding arrangements in place for the inspection and maintenance. It must be demonstrated how the ongoing maintenance for the lifetime of the development will be funded.*

- *As built drawings and a maintenance and operation manual. This must include physical access arrangements for maintenance and establishment of legal rights of access.*
- *The maintenance schedule of work - itemising the tasks to be undertaken and the frequency at which they should be performed so that an acceptable long-term performance standard is secured. The schedule should be a living document as it may change, where inspections advise changes to the scheme maintenance requirements”.*

### **Submitted Documents**

To discharge the condition the following information has been submitted:

- A Sustainable Drainage Maintenance & Management Plan can be found in Appendix E of Drainage Strategy Report 21315-GAD-00-ZZ-RE-C-3000 Rev P06 this has been expanded to address the points raised in this condition.

### **Condition 10**

*“No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy and a foul water drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority.*

*The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted (6th December 2022 / CN21315 / M & P Gadsden Consulting Engineers Ltd) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly and shall be limited to a maximum peak flow rate of 15.3l/s*

*The details of the drainage strategy to be submitted for approval shall include, as a minimum;*

*a) Sustainable drainage calculations for peak flow control and volume control for the:*

- i) 100% (1 in 1-year) annual exceedance probability event;*
- ii) 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;*
- iii) 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep and a 35% allowance for the remaining greenfield areas. Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.*

*b) Final sustainable drainage plans appropriately labelled to include, as a minimum:*

- i) Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;*
- ii) Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;*
- iii) Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;*
- iv) Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;*
- v) Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;*
- vi) Details of proposals to collect and mitigate surface water runoff from the development boundary;*

vii) Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

e) Evidence to demonstrate how post development ground levels do not contribute to new surface water flood flow routes from higher ground to adjacent lower ground, both on and off site.

*The sustainable drainage strategy shall be implemented in accordance with the approved details”.*

### **Submitted Documents**

To discharge the condition the following information has been submitted:

- 21315-GAD-01-ZZ-DR-C-1001 Rev P06 – Drainage Strategy
- 21315-GAD-01-ZZ-DR-C-1005 Rev P05 – Exceedance Routes
- 21315-GAD-01-ZZ-DR-C-1011 Rev P02 – Surface Water Manhole Schedules
- 21315-GAD-01-ZZ-DR-C-1012 Rev P02 – Foul Drainage Manhole Schedules
- 21315-GAD-01-ZZ-DR-C-1021 Rev P02 – Drainage Longsections Sheet 1
- 21315-GAD-01-ZZ-DR-C-1022 Rev P02 – Drainage Longsections Sheet 2
- 21315-GAD-01-ZZ-DR-C-1040 Rev P03 – Impermeable Areas Plan
- 21315-GAD-01-ZZ-DR-C-1070 Rev P01 – SUDS Details
- 21315-GAD-01-ZZ-DR-C-1401 Rev P04 – Finished Levels & Retaining walls
- 21315-GAD-00-ZZ-RE-C-3000 Rev P06 – Drainage Strategy Report
- OAKMERE-JBAU-XX-XX-RP-0002-S3-P05-AccringtonRdFRA
- BEK-19545-2 Rev C – Site Investigation & Ground Assessment

### **Condition 19**

*“No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times”.*

### **Submitted Documents**

- To discharge the condition the following information has been submitted: Drawing C19 - 015 R-OAK 09 Garage & Parking Layout Plan Rev A.

### **Condition 20**

*“No building or use hereby permitted shall be occupied or use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority.*

*The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority”.*

### **Submitted Documents**

- A Travel Plan (Ref: T4759-R-01 Rev0 November 2025) has been submitted to satisfy the requirements of the condition.

### **Condition 21**

*“The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.*

*The details of the manual to be submitted for approval shall include, as a minimum:*

- a) A timetable for its implementation;*
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;*
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;*
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;*
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer’s recommended design life;*
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and*
- g) Means of access for maintenance and easements.*

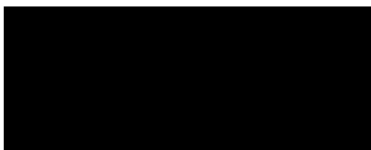
*Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details”.*

### **Submitted Documents**

- A Sustainable Drainage Maintenance & Management Plan can be found in Appendix E of Drainage Strategy Report 21315-GAD-00-ZZ-RE-C-3000 Rev P06 this has been expanded to address the points raised in this condition.

I trust that the application can be registered and progressed at your earliest convenience, however if you have any queries regarding this submission, please do not hesitate to contact me.

Yours faithfully,



**Mike Hughes MRTPI**

