



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2026/0312
Direct Dial: 01200 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 03 September 2026

Location: Springwood Drive, Whalley, BB7 9XL – Phase 2, Lawsonsteads.
Proposal: Approval of details reserved by condition 14 (drainage) on planning permission 3/2021/0760.

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

Condition 14

Condition 14 (drainage) cannot be discharged at this stage insofar that further information is required in order to satisfy the condition, which has not yet been forthcoming. This includes evidence that the proposed drainage system will not exceed a maximum rate of 57.7 l/s; a site layout plan showing flood water exceedance routes, both on and off site; drainage calculations that demonstrate the proposed drainage system that include design storm period and intensity, appropriate parameters and additional uplifts such as urban creep and climate change; and temporary surface water storage facilities.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

P.T.O.

Applicant:
THT & LLQ LLP
Lovell Partnerships
St Johns House
Barrington Road
Altringham
WA14 1JY

Agent:
PRP Manchester

APPLICATION NO. 3/2026/0312

DECISION DATE: 03 September 2026

PRP Architects
Croxley House
14 Lloyd Street
Manchester
M2 5ND