



Ribble Valley
Borough Council

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My reference: 3/2026/0313

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Date: 03 September 2026

Location: Springwood Drive, Whalley, BB7 9XL, Phase 2, Lawsonsteads.

Proposal: Approval of details reserved by conditions 4 (POS timings), 9 (Buffer landscaping), 13 (car charging points), and 15 (water mains protection) on planning permission 3/2021/0760.

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

Condition 4

Condition 4 (POS timings) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Route of Build with POS dates (Rev C dated March 2022)

In order to satisfy the condition in full, the provision and equipping of each area of usable public open space must be carried out in strict accordance with the approved details including the agreed timetable of implementation.

Condition 9

Condition 9 (Buffering landscaping) is partially discharged insofar that the submitted details in relation to the landscape management of the buffer to the west of plots 143-150 (Landscape Management Plan Ref JW/6384/LMP/REVB/FEB26 dated June 2022 and revised 18th February 2026) are considered acceptable.

However, this condition can only be partially discharged at this stage insofar that it requires full details of the timings of planting of this landscape buffer to be submitted, and these details have not yet been forthcoming.

Furthermore, in respect of the approved landscape management details, the condition can only be partially discharged at this stage insofar that it requires the development to be carried out in strict accordance with the approved details and the approved long-term landscape management plan for the site must be adhered to for the lifetime of the development.

Condition 13

APPLICATION NO. 3/2026/0313

DECISION DATE: 03 September 2026

Condition 13 (car charging points) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Site Z3 – Proposed Plan (with Car Charging) Plots 118 – 188 (dwg no. 03099 Rev I)

However, this condition can only be partially discharged at this stage insofar that it also requires details of the car charging points for the plots in Phase 2 of the development which were the subject of planning permission 3/2021/0760.

Furthermore, in respect to the approved car charging point details, the condition can only be partially discharged insofar that it requires the electric vehicle charging points to be installed prior to the first occupation of each dwelling and thereafter retained.

Condition 15

Condition 15 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 the temporary protection measures and the loading pressures underneath the pad, evidence that the ovality/ deflection and bucking stability of the steel is within allowable limits set out in BS9295, the equivalent analysis for the rigid pipe/ concrete main as per BS9295, and modelling of the soil stresses and ground settlement.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

P.T.O.

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