

Head of Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs BB7 2RA

BY PLANNING PORTAL – PP-14947116
19 May 2026

Dear Madam

Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA
Discharge of Conditions to Planning Permission 3/2022/0966

On behalf of Pringle Homes, we submit an application to discharge operational and validation information to the development pursuant to condition numbers:

- 15 - Operation and Maintenance Manual for Surface Water Drainage System
- 16 - Verification Report to the surface water sustainable drainage system – New Build Phase
- 17 - Validation of the approved measures of the Site Investigation – New Build Phase

The conditions and validation information are as follows.

Cond 15

The condition states:

'The occupation of the new build phase of development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of that phase 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'

Submitted - Operation & Maintenance Plan for Sustainable Drainage Systems
Crow Trees Farm, Chatburn Plots 1 – 37
RG Parkins - Ref: K39346.OM/004C -May 2026

In respect of specific matters outlined in the condition for the Manual to include, the submitted report confirms:

- a) A timetable for implementation – para 2.1
- b) Details of the maintenance, operational and access requirement – part 2
- c) Pro-forma for recording of inspections – Appendix A
- d) The arrangements for adoption – confirmation that the surface water drainage system is not to be adopted – to be maintained by Mosscares St Vincent's Housing (MSV) – para 1.2
- e) Details of financial management for the replacement of major components (end of design life)- para 2.3
- f) Contact details if issues – para 2.4
- g) Means of access for maintenance and easements - para 2.5

Cond 16

This condition requires a site-specific verification report for the surface water sustainable drainage system for the new build phase to be submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings.

Submitted - SURFACE WATER DRAINAGE VERIFICATION REPORT – PLOTS 1 – 37

RG Parkins - Ref: K39346.003/TM – 18 May 2026

The Report outlines *'The primary focus is to ensure that the surface water drainage systems serving Plots 1 – 37 have been installed and constructed in accordance with RGP's design and specification. This report is produced to satisfy the requirements of Planning Condition 16 associated with approved Planning Permission 3/2022/0966'*.

It provides information on the construction phase and implementation of the surface water system with photographs as relevant.

The information and plans as submitted in the appendix are developed from the drainage detail plans approved pursuant to condition 13.

Further information is provided on updated flow control measures that have been used in the scheme (from the type initially specified), and to the 'as built' site survey of manhole locations for which any changes to overall pipe lengths and gradients been reviewed and assessed. The report confirms that such minor changes have *'been compared to the original RGP design and it has been identified that pipe gradients have generally steepened slightly, thereby improving pipe conveyance capacity and the overall hydraulic performance of the pipe network and attenuation storage'*.

The condition wording (on the decision notice) does allow for minor variations to the system associated with implementation, and the verification report confirms that *'RGP are satisfied that the construction and installation of the geocellular attenuation tank and associated pipework are in accordance with our approved designs and specifications'*.

Cond 17

The condition states:

*'Prior to the commencement of development of any phase (one phase being the new build dwelling development, the other phase being the dwelling conversion), a detailed site investigation for that phase If remediation measures are then considered necessary, a scheme for decontamination of that phase shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to any development of that phase, and **validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works'**. (our emphasis)*

Submitted

Verification of gas remediation of the new build units phase.

- Remediation Verification for Garden Plots – BEK ref BEK-23127-260506-PH (6 May 2026)
This confirms sampling of the topsoil across the greenfield areas of the site undertaken during the BEK site investigation confirmed the topsoil is suitable for use in residential gardens. Pringle Homes has confirmed the topsoil was used in gardens and no other material imported.

- Verification of Plot Slabs for Gas Measures- Betts Geo Ref 22CHE293 – Plot Proformas and photographs
 - Plots 1-2
 - Plots 3-4
 - Plots 5-6
 - Plots 7-8
 - Plots 9-10
 - Plots 11-12
 - Plots 13-14
 - Plots 15-16
 - Plots 17-18
 - Plots 19-20
 - Plots 21-22
 - Plots 23-24
 - Plot 25
 - Plots 26-27
 - Plots 28-29
 - Plots 30-33
 - Plots 34-37

Measures confirmed undertaken on all plots.

Pringle trust the information provided can be progressed to review and confirmation of Discharge of these Conditions as soon as is possible to enable the delivery of these units to the Registered Provider on 1st July.

The application fee of £309 is paid via the Planning Portal ref PP- 14947116.

Should you require any further information or clarification please contact me.

Yours Faithfully,



Sarah Jones
For and behalf of Maybern Planning and Development