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Discharge of Conditions

Client: PLATT, Mrs Michelle

Site - The Old Barn, Malt Kiln Brow, Chipping, PR3 2GP

Date: AUG 2026

CONDITIONS TO BE DISCHARGED

Condition 3

Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Please refer to attached : Material Schedule - Condition 3

Condition 4

Precise specifications of all windows and doors, cart door opening(s) and rooflights including elevations, cross – sections, reveals, glazing type, opening mechanism and surface finishes shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

The submitted details shall demonstrate that all doors and windows are to be constructed in timber.

The approved openings shall thereafter be implemented in strict accordance with the approved details and retained as such in perpetuity.

Reason: In order to ensure that the detailed design of the proposal safeguards the historic interest of the buildings, and that the detailed design is appropriate to the locality.

.Please refer to attached: Door and Window Schedule - Condition 4

Condition 5

No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy 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 sustainable drainage and 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 20l/s.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

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

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

Please refer to attached : Flood flow statement and and drainage layout

Condition 7

Notwithstanding the submitted details, no building works hereby approved shall commence until a scheme for the hard and soft landscaping of the site, including details of boundary treatment, has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs (showing existing trees to be retained where possible together with new tree planting), their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, and the location and types of all new boundary treatments to be installed.

The approved boundary treatments and hard landscaping details shall be implemented prior to first occupation of any dwelling hereby approved. The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the dwelling, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local

Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planned.

Reason: To ensure the proposal is satisfactorily landscaped.

Please refer to the attached : GA3543 - HSLP-01(COND 7)

Condition 8

Prior to the first occupation of the dwellings hereby approved details of the provision of at least 1no. electric vehicle charging point per dwelling within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be made available for use prior to the first occupation of the dwelling to which it serves and thereafter retained as such.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

Please refer to the attached: GA3543-EVCP-01 (EVCP PLAN)

Condition 10

No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a photographic record of both buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Please refer to the attached: GA3543 archaeology report

Condition 11

The biodiversity mitigation measures detailed in the submitted Preliminary Survey and Assessment dated 19/02/2023 shall be implemented during the construction and operation phases of development as appropriate.

Details of bat and bird boxes or other suitable habitat provision should be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwelling.

Reason: In order to mitigate against potential impact on biodiversity in the area.

Please refer to the attached: GA3543-BEP-01 (BIRD AND BAT BOX PLAN)

Condition 12

Details of all artificial lighting shall have been submitted to and agreed in writing by the Local Planning Authority prior to installation. The submitted details shall include type and intensity of lighting and its potential impact on roosting and foraging of protected/species of conservation concern and light pollution in the area together with suitable mitigation. The scheme shall have been completed in accordance with the approved details prior to occupation of the dwelling.

Reason: In order to prevent any harmful impact on wildlife and habitat and the open countryside.

Please refer to the attached: GA3543 -ELP-01 (COND 12)

CLIENT IS AWARE OF CONDITONS AND WILL COMPLY

Condition 1

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

Client is aware of the condition and will comply.

Condition 2



Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

The Old Barn As Proposed - GA3543-PR01-F
Site Location Plan - GA3543 SLP01A
Proposed Cycle Store - GA3543-CYCLE
Site Layout Plan As Proposed - GA3543SLP02

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

Client is aware of the condition and will comply

Condition 6

The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Layout Plan As Proposed - GA3543SLP02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Client is aware of the condition and will comply

Condition 9

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2 Part 1 Classes A to H, Part 2 Class A and Part 14 Classes A - I) or any subsequent re-enactment thereof no development that falls within the above Classes shall be constructed without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the visual and residential amenities of the immediate area.

Client is aware of the condition and will comply

Condition 13

The curtilage of the barn shall be restricted to that shown within the red edge on Proposed Site Layout Plan As Proposed – GA3543SLP02 and shall not be extended without express planning permission first being obtained.

Reason: In the interests of visual amenity and to protect the open character of the countryside.

Client is aware of the condition and will comply