

Ribble Valley Borough Council

Council offices

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Date: 04 January 2024

Location: Land east of Chipping Lane Longridge

Proposal: Approval of details reserved by conditions 8 (refuse strategy), 9 (materials), 11 (garage details) and 14 (landscaping) of planning permission 3/2021/1134.

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

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| Condition 8 is partially discharged insofar that the details relating to the Refuse Management Strategy for the development is considered appropriate and satisfies the requirements of the condition. For the avoidance of doubt the agreed details are as follows:  Refuse Strategy Layout: 459-RS06 Revision: D  The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the agreed details.  P.T.O. |
| Condition 9 is partially discharged insofar that the details in relation to the proposed surfacing materials are considered appropriate insofar that they satisfy the requirements of the condition and are considered to be appropriate to the character of the area. For the avoidance of doubt the agreed details are as follows:  Hard Surfacing Plan 459/ED/107 Rev: J  Hard Landscaping Layout 459-HL06 Rev E  Road Construction Details 459/ED/113 Rev: D  The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the agreed details. |
| Condition 11 is partially discharged insofar that the details in relation to the proposed detached garages are considered appropriate insofar that they satisfy the requirements of the condition and are considered appropriate to the character of the area. For the avoidance of doubt the agreed details are as follows:  2010/DET/C/135 Revision: A  2010/DET/CS/01  The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the agreed details.  P.T.O. |
| Condition 14 is partially discharged insofar that the details in relation to the proposed details of hard and soft landscaping works are considered appropriate to the character of the area. For the avoidance of doubt the agreed details are as follows:  459-BTD01 Boundary Treatments Rev: D  459-BT06 Boundary Layout Rev: D  Hard Surfacing Plan 459/ED/107 Rev: J  Hard Landscaping Layout 459-HL06 Rev E  Road Construction Details 459/ED/113 Rev: D  Detailed Planting Plan (Sheet 1) 1139/P74 Rev: C  Detailed Planting Plan (Sheet 2) 1139/P74 Rev: C  Detailed Planting Plan (Sheet 3) 1139/P74 Rev: C  Detailed Planting Plan (Sheet 4) 1139/P74 Rev: C  Detailed Planting Plan (Sheet 5) 1139/P74 Rev: C  Detailed Planting Plan (Sheet 6) 1139/P74 Rev: C  The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the agreed details **and the condition requires the further submission of a programme for the implementation of the landscaping works including all boundary treatments**. |
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Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

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