

Ribble Valley Borough Council

Council offices

Church Walk

CLITHEROE

BB7 2RA

My reference: 3/2023/0709

Direct Dial: (01200) 425111

www.ribblevalley.gov.uk

Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Date: 18 March 2024

Location: Talbot Hotel (Barn) 5 Talbot Street Chipping PR3 2QE

Proposal: Approval of details reserved by conditions 5 (details of repairs/replacement), 12 (drainage), 13 (Construction Management Plan) and 17 (Tree Protection) of planning permission 3/2023/0085.

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

|  |
| --- |
| Condition 5 (Details of Repairs/Replacement) can be partially discharged in so far as the details set out the (revised) Repair and Replacement Statement (dated 8th March on the Council’s website); the windows schedule (dated 8th March on the Council’s website); and the Stair and Internal Wall Details (drawing no. ZT23-196-20) submitted to the Local Planning Authority is acceptable.  In respect of the approved roof repairs, no roof slates that require removal shall be re-laid until a method statement, including roofing profile details, have been submitted to and approved in writing by the Local Planning Authority AND no new roof slates which may be required shall be laid until a sample has been provided to the Local Planning Authority.  In respect of the approved repointing, a sample panel shall be provided on site and agreed by the Local Planning Authority prior to the re-pointing works being carried out.  In order to satisfy the condition in full the development shall be carried out in strict accordance with the approved details.  Condition 12 (Drainage) can be partially discharged in so far as the details of the drainage scheme submitted to the Local Planning Authority (drawing no. ZT23-196-21) is acceptable. In order to satisfy the condition in full the approved drainage shall be completed prior to occupation of the Barn and retained thereafter for the lifetime of the development.  Condition 13 (Construction Management) can be partially discharged in so far as the details set out in the (revised) Construction Management Plan (CMP) submitted to the Local Planning Authority is acceptable. In order to satisfy the condition in full the approved CMP shall be implemented for the duration of the construction works associated with the Barn.  Condition 17 (Tree Protection) can be partially discharged in so far as the details of the tree protection set out in the Arboricultural Method Statement (September 2023) submitted to the Local Planning Authority is acceptable. In order to fully satisfy the condition in full the approved tree protection scheme, including approved site monitoring schedule contained therein, shall be implemented in full for the duration of the construction work. |
|  |
|  |
|  |

Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Mr Paul Leung

Tri Star Developments Ltd

Talbot Barn

Talbot Street

Chipping

PR3 2QE

Agent

Thorp Design Services

2 Chatton Close

Bury

BL8 2UE