

Ribble Valley Borough Council

Council offices

Church Walk

CLITHEROE

BB7 2RA

My reference: 3/2024/0042

Direct Dial: (01200) 425111

www.ribblevalley.gov.uk

Email: planning@ribblevalley.gov.uk

Date: 30 September 2024

Location: Land west of Preston Road Longridge PR3 3BE

Proposal: Approval of details reserved by conditions 6 (road adoption), 10 (surface water drainage scheme), 11 (surface water drainage operation and maintenance) , 12 (surface water drainage verification report), 13 (details of play equipment), 14 (protected species licence), 17 (electric vehicle charging points), 18 (external levels and finished floor levels), 21 (boundary treatments) and 22 (biodiversity enhancement) of planning permission 3/2023/0100.

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

|  |
| --- |
| **Condition 06 (road adoption)** - the following details submitted for the management of the roads and adopted footways is acceptable, namely:-- Conveyance Plan REV J- Section 38 Layout REV C- Email from Tilia Homes sent on 09/08/2024 confirming management and maintenance arrangements of the unadopted footways. P.T.O. |
| **Condition 10 (final surface water sustainable drainage strategy)** - the following details submitted are acceptable:-- Letter dated 26 April 2024 from Tilia Homes including the drawings listed on page 2 of that letter in so far as they relate to phase 3. **Condition 11 (operation and maintenance manual for the surface water drainage system)** - the following details are acceptable:-- Management and Maintenance Plan for SUDS Attenuation Basins, Rev A 13th August 2024 (Phase 3 Alston Grange) Job No. 6196/R3**Condition 12 (verification of surface water drainage system)** - this requires the approved system to be installed and then evidence submitted demonstrating an implemented and completed system, as such this cannot be discharged at this point in time.**Condition 13 (Details of Play Equipment)** - the following details submitted for the siting, scale and appearance of the play equipment and street furniture are acceptable:-- 'LAP Details' Plan Dwg No R/2012/24A (REV A JUNE 2024)- Email from Tilia Homes sent on 09/08/2024 confirming details of the delivery timeframe and management arrangements of the play equipment and street furniture. **Condition 14 (European Protected Species Mitigation License)** - the following details submitted demonstrating that a modified license has been obtained by Natural England is acceptable:- - (Updated) Licence dated 09/09/2024 (NE ref 2018-34556-EPS-AD2-9) together with accompanying Work Schedule for GCN Annexed Licenses (WML-A14-E6a&E6b)**Condition 17 (Electric Vehicle Charge Points)** - the following details submitted are acceptable:-- Planning Layout - Re-Plan (Plots 150-222inc. & 251-268inc.) Dwg No. PL01 REV H |
| P.T.O. |
| **Condition 18 (Existing and Proposed Levels**) - the following details submitted are acceptable:-- Phase 3 External Levels Layout Sheet 1 of 2 Dwg No. 03-01-01 REV C- Phase 3 External Levels Layout Sheet 2 of 2 Dwg No. 03-01-02 REV B**Condition 21 (Boundary Treatments)** - the following details are acceptable:-- Planning Layout - Re-Plan (Plots 150-222inc. & 251-268inc.) Dwg No. PL01 REV H- Typical Timber Trip Rail - 09-123- Typical 1800mm High Close Boarded Fence with Timber Posts - 09-121 |
| - Typical 1800mm Screen Wall with Brick on Edge Coping - 09-111- Typical Timber Ledged and Braced Gate Detail - 09-130**Condition 22 (Biodiversity Enhancement)** - the following details are acceptable:-- Bat Roost & Bird Box Plan V1.0 Date 10/05/2024 |
|  |
|  |
|  |
|  |
|  |
|  |
|  |

Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Mr Adam Dohren

Tilia Homes 9Northern)

Building C Concentric

Warrington Road

Warrington

WA3 6WX

Agent

PWA Planning

2 Lockside Office Park

Lockside Road

Preston

PR2 2YS