

Ribble Valley Borough Council

Council offices

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CLITHEROE

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My reference: 3/2024/0393

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Date: 06 September 2024

Location: land adjacent to no 9 Old Road Chatburn BB7 4AB

Proposal: Approval of details reserved by conditions 3 (materials), 7 (SW and FW drainage schemes), 10 (elevational streetscene details), 11 (drawings of proposed retaining wall), 13 (construction management plan) and 15 (details of existing and proposed ground levels) from planning permission 3/2023/0866.

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

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| Condition 3 is partially discharged insofar that details in respect of the proposed materials to be utilised within the development are considered acceptable insofar that they respond positively to the character of the area.  For the avoidance of doubt the agreed details are as follows:  Cromwell Buff Pitch Faced Walling  Natural Slate roofing (Submitted Image)  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.  P.T.O. |
| Condition 7 is partially discharged insofar that the details relating to the sustainable surface water drainage and foul water drainage scheme are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  As Built Drawings 2834 Rev A  Drawing COR/Plot 11/DL  The condition can only be partially discharged at this stage insofar that the condition requires the approved drainage infrastructure be installed and made available for use prior to first occupation of the dwelling and be retained as such thereafter. |
| Condition 10 is partially discharged insofar that the details relating to the northern boundary wall fronting the highway are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Highway Retaining Wall Detail; COR/Plot 11/HRW  The condition can only be partially discharged at this stage insofar that the condition requires the approved details be constructed prior to first occupation of the dwelling. |
| Condition 11 is partially discharged insofar that the details relating to the proposed retaining wall to the western extents of the site are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Faced Buff Coloured Precast Interlocking Concrete Blocks (Email 3.9.24)  Westerly Retaining Wall Detail: COR/Plot11/WRW received 3.9.24  The condition can only be partially discharged at this stage insofar that the condition requires the approved details be constructed prior to first occupation of the dwelling.  P.T.O. |
| Condition 13 is partially discharged insofar that the details relating to the Construction Methodology for the development are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Old Road Construction Method Statement  Construction Phase Plan  Route of Site Traffic plan  The condition can only be partially discharged at this stage insofar that the condition requires the approved Construction methodology be adhered to throughout the duration of the construction phase of the development. |
| Condition 15 is partially discharged insofar that the details relating to the proposed land levels across the site are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Segregated Topographical Survey: 9240-I-DR-001 Revision K  Sections: 9240-I-DR-002 Revision L  The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details. |
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Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

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