

Ribble Valley Borough Council

Council offices

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Date: 01 May 2025

Location: Land east of Chipping Lane Longridge

Proposal: Approval of details reserved by conditions 6 (planting programme), 9 (foul drainage), 11 (construction management plan), 15 (travel plan), 18 (badger survey), 20 (landscape management plan) and 22 (street lighting) from planning permission 3/2017/0232.

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

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| Condition 06 is partially discharged insofar that the details relating to the proposed Planting Programme are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Planting Programme: 459-PP01  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 that any trees or plants which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  P.T.O |
| Condition 09 is partially discharged insofar that the details relating to the proposed Foul Drainage are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Drainage Strategy to Accompany Planning Application 3/2017/0232 Condition 9 including Drawings 459/ED/201 Dated Jan 2024 and 459/ED/202 Dated Jan 2024  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 foul drainage scheme shall be implemented prior to completion of the first dwelling within that phase of development and maintained and managed in accordance with the approved details at all times thereafter |
| Condition 11 is partially discharged insofar that the details relating to the proposed Construction Management are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Construction Environmental Management Plan: Ref. H7533-BAH-XX-XX-HS-CL-321300 Revision C05  The condition can only be partially discharged at this stage insofar that the condition requires that the construction phase of the development be carried out in accordance with the agreed details. |
| Condition 15 is partially discharged insofar that the details relating to the proposed Travel Plan are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Travel Plan: April 2024  The condition can only be partially discharged at this stage insofar that the condition requires that all elements of the agreed plan shall continue to be implemented at all times thereafter for not less than a period of 5 years after completion of the final phase of development. |
| Condition 18 is partially discharged insofar that the details relating to Badger Surveys are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Badger Survey Report: 11319\_R06a\_LRD\_MM  The condition can only be partially discharged at this stage insofar that there may be the requirement to submit further information relating to further phases of development. |
| Condition 20 is partially discharged insofar that the details relating to the proposed Landscape management Plan are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Landscape Management Plan: 11319\_R08  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 landscape management plans shall be implemented and maintained in accordance with the approved details. |
| Condition 22 is partially discharged insofar that the details relating to the proposed External Street Lighting are considered acceptable and satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Road Lighting and Illuminated Traffic Sign Cabling Works: Drawing no. 459/ED/173  The condition can only be partially discharged at this stage insofar that the condition requires that the lighting scheme(s) be implemented in complete accordance with the approved details and retained thereafter at all times. |
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Nicola Hopkins

**NICOLA HOPKINS**

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