



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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Council offices  
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My reference: 3/2020/0552  
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Date: 31 March 2021

Location: Land off Waddington Road Clitheroe BB7 2DE

Proposal: Discharge of condition 7 (Construction Method Statement), 8 (Flood risk), 9 (Drainage), 10 (Foul drainage), 16 (Bus lane), 17 (Floor levels), 18 (Bats), 21 (Habitat), 25 (Access), 27 (Highway), 28 (Access), 29 (Construction), 30 (Cycle tracks footpaths) and 31 (Travel Plan) from planning permission 3/2019/0056.

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

Condition 7 is partially discharged insofar that the following submitted information is considered to satisfy the requirements of the condition:

Construction Environmental Management Plan (CEMP:WVC:JC:01 Rev: A)  
Tree Removal & Protection Plan Ref: D6896.102  
Tree Protection Fencing Specification Ref: D\_TREE\_FENCING.001  
Traffic Management Plan Ref: H7839-07 Rev A  
Tree Survey Table-Root Protection Areas Ref: X6896.001

The condition requires that the agreed management plan be adhered to throughout the entire period of the construction works. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 8 is partially discharged insofar that the submitted details satisfy the requirements of the condition. The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 9 is partially discharged insofar that the submitted surface water drainage scheme is considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Flood Exceedance Routes for greater than 100 year storm event plan Ref: DWH155-107 Rev A  
100 year return period summary of critical results by maximum level for surface networks 1-5  
Silt Mitigation Layout Ref: SILT MIT Rev A  
Surface Water Management Plan Ref: 322658-R01  
Landscape Management Plan Ref: 16483 Issue 1  
Management Company Plan Ref: H7839-MC

The condition requires that the scheme be implemented in accordance with the approved details (including approved phasing) and shall be retained in perpetuity thereafter.

Condition 10 is partially discharged insofar that the submitted details satisfy the requirements of the condition. The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

**Condition 16 is partially discharged insofar that it has been confirmed that the bus lane is no longer required. As such, no measures are required to be implemented that will preclude the use of the access point by vehicles other than authorised buses and emergency vehicles given the nature of the access has been designed to solely accommodate pedestrians/cyclists.**

**The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.**

Condition 17 is fully discharged insofar that the submitted details are considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Engineering Schematics Sheets 1-4 Ref: DWH155-003 Rev A, 004 Rev B, 005 Rev A & 006 Rev A

Condition 18 is partially discharged insofar that the submitted Bat Survey is considered to satisfy the requirements of the condition with no requirement for mitigation measures having been identified.

Condition 21 is partially discharged insofar that the submitted details are considered to satisfy the requirements of the condition.

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

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Condition 25 is partially discharged insofar that the submitted details are considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Construction Environmental Management Plan (CEMP) Rev A  
Temporary site access arrangement Ref: H7839-TSAA Rev

The condition requires that no phase or part of the development be commenced until all highways works to facilitate construction traffic access have been constructed in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 27 has subsequently been varied/discharged by information submitted pursuant to application 3/2019/0056.

Condition 28 has subsequently been varied/discharged by information submitted pursuant to application 3/2019/0056.

Condition 29 is partially discharged insofar that the submitted details are considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Execution Plan Ref: H7869-EP-01 Rev:A

The condition requires that no phase or part of the development be commenced until all highways works to facilitate construction traffic access have been constructed in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 30 is partially discharged insofar that the submitted details are considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Cycle Path & Footpath Route Plan Ref: H7839-CP/FP Rev A

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 31 is partially discharged insofar that the submitted details are considered to satisfy the requirements of the condition. The details considered acceptable are as follows:

Framework Travel Plan Ref: J324133 Rev 2

The condition requires that the travel plan be implemented, audited and updated within the timescales set out in the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

*John Machole*

pp NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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Agent

#### Notes

##### Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date

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of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.