



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2021/0300
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 22 June 2021

Location: Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe

Proposal: Discharge of conditions of planning application 3/2015/0895. Condition 25 - Written Scheme of Investigation, 26 - Screening, 31 - Landscape Management Plan, 36 - Construction Management Scheme, 37 - Arboricultural Method Statement, 42 - Scheme to mitigate noise, 44 - Glazing and Ventilation Details.

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

Condition 25 is partially discharged insofar that the submitted Written Scheme of Investigation is considered acceptable insofar that it satisfies the requirements of the condition. The condition can only be partially discharged at this stage insofar that the requirements of the condition will require further information to be submitted relating to further stages of development, namely Phases 5, 6 and the non-residential element of the proposal.

Condition 26 is partially discharged insofar that the submitted details relating to screening (TW/HSF/TF/01) are considered acceptable insofar that they satisfy the requirements of the condition. The condition can only be partially discharged at this stage insofar that the requirements of the will require further information to be submitted relating to further stages of development.

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Condition 31 is partially discharged insofar that the submitted Landscape Management Plan is considered acceptable insofar it satisfies the requirements of the condition. The condition can only be partially discharged at this stage insofar that the condition requires that the long-term landscape and ecological management if the site be carried out in accordance with the approved details.

Condition 36 is partially discharged insofar that the submitted Construction Environmental Management Plan (Phases 2 and 3) is considered acceptable insofar it satisfies the requirements of the condition. The condition can only be partially discharged at this stage insofar that the condition requires that the Construction Environmental Management Scheme be carried out in accordance with the approved details and the condition requires the submission of further information relating to further phases of development.

Condition 37 is partially discharged insofar that the submitted Arboricultural Method Statement (AMS) is considered acceptable insofar it satisfies the requirements of the condition. 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 approved details and the condition requires the submission of further information relating to further phases of development.

Condition 42 is partially discharged insofar that the submitted Construction Environmental Management Plan (Phases 2 and 3) relating to construction noise mitigation is considered acceptable insofar it satisfies the requirements of the condition. The condition can only be partially discharged at this stage insofar that the condition requires that the mitigation measures be implemented as approved and the condition requires the submission of further information relating to further phases of development.

Condition 44 is partially discharged insofar that the details relating to glazing and ventilation (TW National Construction Specification) are considered acceptable insofar that they satisfy the requirements of the condition. 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 approved details and the condition requires the submission of further information relating to further phases of development.

John Machole

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Taylor Wimpey Manchester
c/o Agent

Agent
Avison Young
Norfolk House
Manchester
M2 1DW

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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 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.