



In partnership with:



Rob Hope  
Lancashire County Council  
County Hall  
Fishergate  
Preston  
Lancashire  
PR1 8XJ

13 August 2021

Dear Rob,

**Subject: Preston and South Ribble Areas 1 and 2 Flood Risk Management Scheme, Application Ref: LCC/2021/0002 - Application for approval of details reserved by condition**

Please find enclosed information to facilitate the discharge of conditions attached to Application Reference: LCC/2021/0002 for the Preston and South Ribble Areas 1 and 2 Flood Risk Management Scheme. Planning permission for the scheme was obtained from Lancashire County Council on 21 April 2021, for:

*“Works associated with areas 1 and 2 of the Preston and South Ribble flood risk management scheme consisting of new and replacement flood defences along the north and south banks of the river Ribble and other ancillary flood works, including: land reprofiling, landscaping and habitat creation, works to tie-in to the grade ii listed Penwortham Old Bridge and railway viaduct over river Ribble, a temporary remote construction compound and temporary site access. Broadgate, Riverside and Riverside Road Preston.”*

This application seeks the approval of further information submitted in relation to the following conditions:

- Condition 3: Building Materials
- Condition 4: Surfacing Details
- Condition 5: Sports Pitch Mitigation Strategy
- Condition 7: UU Asset Protection Measures
- Condition 9: Ribble Sidings Revised Landscaping

The following sets out the elements of the condition that state a requirement for further information to be submitted for approval and details the corresponding information that has been submitted to enable each condition to be discharged.

### **Condition 3: Building Materials**

*“No development shall take place until samples of the building materials to be used for the flood protection walls and any fencing/gates have been submitted to the County Planning Authority and approved in writing. Thereafter, only those materials approved by the County Planning Authority shall be used.”*

**Please refer to the following document submitted to enable the discharge of this condition, which has been revised in line with comments received from Lancashire County Council and South Ribble Borough Council following consultation prior to this submission:**

- **Discharge of Planning Conditions 3 & 4 – Scheme Finishes, July 2021**

#### **Condition 4: Surfacing Details**

*“No development shall commence until details of the final surfacing and interface of the new footpath/cycleway with the public highway at Riverside have been submitted to and approved in writing by the County Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.”*

**Please refer to the following document submitted to enable the discharge of this condition, which has been revised in line with comments received from Lancashire County Council and South Ribble Borough Council following consultation prior to this submission:**

- **Discharge of Planning Conditions 3 & 4 – Scheme Finishes, July 2021**

#### **Condition 5: Sports Pitch Mitigation Strategy**

*“No development shall commence (including construction working) until details of a mitigation and continuity strategy for the temporary loss of sports pitches during construction working, and in relation to the safe operation of retained sporting facilities at the BAC BAC/ EE Preston Social and Sports Association and Preston Sports Club, have been submitted to and approved in writing by the County Planning Authority following consultation with Sport England. Thereafter, the development shall be carried out in accordance with the approved details.”*

**Please refer to the following documents submitted to enable the discharge of this condition, which have been prepared in consultation with Sport England and the National Governing Bodies, all of whom have had previously had this submission for comment. Please note, that sections of the Mitigation Strategy have been redacted and personal contact details removed, and Appendix 3 and 4 have not been submitted due to commercial confidentiality. Full reports can be provided where confidentiality can be assured by approaching Anne-Marie Quibell at the Environment Agency:**

- **Sports Pitch Mitigation Strategy, July 2021**
- **Appendix 1: Site location plan and location of existing playing fields**
- **Appendix 2: Detailed design and proposed location of permanent flood defences and reinstatement**
- **Appendix 3: PSD Report: Specification of Works for Drainage and Improvements to Natural Grass Sports Pitches (available on request)**
- **Appendix 4: PSD Report: Agronomic Appraisal and Feasibility Study (available on request)**
- **Appendix 5: ECB/GMA Performance Quality Standards Cricket Square – Playing Season**

#### **Condition 7: UU Asset Protection Measures**

*“No development shall commence (including any earthworks) until details of the means of ensuring the water and wastewater infrastructure, including associated easements and access areas, laid within the site boundary are protected from damage as a result of the development, have been submitted to and approved in writing by the County Planning Authority. The details shall include a survey of the exact location of the water and wastewater infrastructure and outline the potential impacts on the infrastructure from construction activities (including the construction compound and temporary parking areas) and the impacts post completion of the development and identify mitigation measures, including a timetable for implementation, to protect and prevent any detrimental impact to the infrastructure and its operation both during construction and post completion of the development. The details shall include a pre and post construction condition survey. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development.*

*In the event that a diversion/diversions of the infrastructure is required, the developer shall submit evidence to the County Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.”*

Please refer to the following document submitted to enable the discharge of this condition, which has been discussed with United Utilities (details included in the condition discharge) in advance of this submission:

- UU Agreement

**Condition 9: Ribble Sidings Revised Landscaping**

*“Notwithstanding the details shown on drawing no. ENV0000009C-JAC-ZZ-42X-DR-L-0001, rev P3 - 'Draft Landscape Sketch', no landscaping works shall be undertaken at Ribble sidings until a revised layout incorporating more grass open space and peripheral planting has been submitted to and approved in writing by the County Planning Authority. Thereafter the landscaping shall be carried out in accordance with the approved details within 12 months of the completion of development.”*

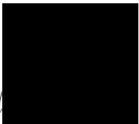
Please refer to the following drawing submitted to enable the discharge of this condition, which has been agreed with South Ribble Borough Council and Penwortham Town Council in advance of this submission:

- Landscape Detailed Design Ribble Sidings (Drawing Ref: ENV0000009C-JAC-ZZ-42X-DR-L-0002)
- Penwortham Town Council Email of Support

The required planning application fee of £116 (excluding the Planning Portal service charge) has also been paid to the Planning Portal (Ref: PP-09998208).

I trust the above information is sufficient for you to be able to discharge these conditions. However, should you require any further information or wish to discuss this application further, please do not hesitate to contact me.

Yours sincerely,



Jacobs