



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2022/0775
Direct Dial: (01200) 425111
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Email: planning@ribblevalley.gov.uk
Date: 14 October 2022

Location: Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ
Proposal: Discharge of conditions 6 (Bird and Bat Boxes), 14 (Protected Species) and 18 (Archaeological Record) from planning permission 3/2022/0428.

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

Condition 6 (Bird and Bat Boxes) is partially discharged insofar that the submitted details are considered acceptable as follows:

22 0775 Batslate
Proposed Locations For Bat Slates And Swallow Nest Boxes Drawing No: A1.5
Proposed Elevations Bat Crevices Drawing No: A2.2.2
Proposed Elevations Bat Crevices 2 Drawing No: A2.2.3

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 14 (Protected Species) requires the submission of a protected species mitigation license. Notwithstanding this, section 5.2.1, page 16, Annex B of the submitted bat survey dated June 2021 states that a Natural England licence will not be required in this instance as the proposed development would not impact upon any known bat roosts.

Accordingly, Condition 14 cannot be discharged and as such would require removal through a separate S73 application for removal / variation of a condition.

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Condition 18 (Archaeological Record) is partially discharged insofar that the submitted details are considered acceptable as follows:

Amend WSI 140922

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.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr P Towler
Loft Shay Farm
Clitheroe Road
Ribchester
PR3 2YQ

Agent
Peter Hitchen Architects
Marathon House
The Sidings
Whalley
BB7 9SE

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

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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.