



ZARA MOON ARCHITECTS.
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FAO Kathryn Hughes
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

26th January 2023

RE: VARIATION OF CONDITIONS APPLICATION REFERENCE PP-11882490;
FOR PLANNING APPROVAL 3/2021/0440;
DUTTON MANOR MILL, CLITHEROE ROAD, RIBCHESTER, PR3 2YT

Dear Kathryn,

This letter accompanies the above planning application which is a resubmission of **3/2022/0878**. The previous application to omit Condition 5 and vary Condition 10 was withdrawn with the view of amending the application to vary Condition 5 rather than omit.

The business which will be operating from the site is 'ECO Providers UK' which adapts homes to improve their energy efficiency. Please refer to the accompanying 'Statement of Operations', provided by the applicant which explains how the business operates from the site including the building use, and employee and visitor movements.

To summarise, the reasons for varying Condition 5 are due to the increased workload in light of the current energy crisis. In order to meet the needs of their clients, it is sometimes necessary to attend the premises outside of the current working hours to collect materials or for the office staff to complete their work. The applicant therefore requests a variation to the working hours of the premises to prevent a breach of the condition. Condition 5 currently reads:

Condition 5:

"The working hours within the premises shall be restricted to the period from **0800 to 1800** Mondays to Friday and **0800 to 1300** on Saturdays. No work shall be undertaken on Sundays, Bank or Public Holidays."

The proposal will amend Condition 5 to the following:

Condition 5:

“The working hours within the premises shall be restricted to the period from **0700 to 1900** Mondays to Friday and **0800 to 1600** on Saturdays. No work shall be undertaken on Sundays, Bank or Public Holidays.”

The primary use of the site is the head office of the business for the office-based staff and to provide storage for specialist materials and heating equipment which may not be widely available from the local suppliers. ECO Providers UK is not a manufacturing business, nor does it carry out industrial processes. Therefore, the daily business operations do not generate high levels of noise, dust or disturbance associated with industrial processes or heavy machinery use. The premises is also not a retail or distribution premises, and the site will not experience a high volume of traffic. Please refer to the ‘Statement of Operations’ for further detail.

Condition 10 currently reads:

Condition 10:

“No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.”

It appears that Condition 10 should include the insertion of ‘on Saturdays’. And should read as follows:

*“No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300 **on Saturdays**. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.”*

We would therefore like to request a variation to Condition 10 to prevent any misinterpretation of the condition.

If you require any further information with regards to this application, please do not hesitate to contact us.

Yours Sincerely,

ZARA MOON. BA Hons. MArch. PGDip. ARB. RIBA.

Architect. Director.



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