

KL2887/SA /EW

10th October 2023

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sirs

Re Development at Root Farm, Dunsop Bridge
planning approval ref: 3/2021/0952

Please find enclosed on behalf of our client, The Duchy of Lancaster, a variation of condition planning application in respect to the original planning approval ref 3/2021/0952 for the redevelopment of Root Farm, Dunsop Bridge.

The application is presented to capture the small number of amendments our client would like to make, following their organisations internal assessment and further review of the approved detail, prior to moving forward with the detailed design and procurement of the building works on site.

For clarity we confirm that the following amendments have been incorporated into the attached revised drawings:

- The existing concrete buttresses to the west elevation of the dairy building are to be removed and a new external stone staircase positioned to access the existing first floor door position.
- The new build workshop units shown with stone facing to the previous exposed blockwork detail.
- The new build workshop units have had separate pedestrian doors added for ease of access without opening/closing approved sliding timber doors and roller shutter detail.
- The rooflights to the new build workshop units have been adjusted in their position but all remain on the east / north roof slopes as agreed previously.
- The bin store to the new build workshop units is proposed as open with no roof covering.

We trust that all the details required to determine this application are attached to this submission and that if there is any further detail or clarification required, it will be requested by return.

Yours faithfully,
The Wright Design Partnership Ltd



Erica Wright
Chartered Architect

Enc Application form
 KL2887 / 04C (proposed site layout), 05B (proposed plans) and 06B (proposed elevations)
 Updated D&AS
 Application fee