



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2024/0061
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 29 November 2024

Location: Land Adjacent to Ferns Northcote Road Langho BB6 8BG
Proposal: Approval of details reserved by conditions 7 (Desk Study), 8 (Foul and surface water drainage scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes), 12 (Landscaping), 13 (New footway and dropped kerb access), 15 (Management and maintenance of estate road), 16 (Internal estate roads) of planning permission 3/2022/0537.

I write in response to your application to discharge the conditions pursuant to planning approval Condition 7 (Desk Study) can be discharged subject to strict implementation in accordance with the submitted Phase 1 Geo-Environmental Desk Study Report 22009/GEDS/01 dated June 2023 and the Phase II Geo-Environmental Investigation Report 22009/GEIR/005 by REFA dated June 2023.

Condition 8 (Foul & Surface Water Drainage) can not be discharged as insufficient details of the potential infiltration of surface water and potential to discharge to the existing watercourse have been provided. The proposed drainage is shown within the Root Protection Areas of trees to be retained on the site and therefore an updated Aricultural Impact Assessment is required to be submitted outlining the proposed impacts on the trees.

Condition 9 (Construction Management Plan) can be partially discharged in so far as the details submitted, namely Construction Environmental Management Plan (CEMP) revision - 2nd issue, are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

APPLICATION NO. 3/2024/0061

DECISION DATE: 29 November 2024

Condition 10 (Bat and Bird Boxes) can be partially discharged in so far as the details submitted, namely drawing ERAP Ltd 2022-019c, are acceptable. In order to fully satisfy the condition, the development shall be carried out in strict accordance with the approved details.

Condition 12 (Landscaping) can not be discharged as the submitted details are not acceptable in terms of details of trees being located within the visibility splays.

Condition 13 (New footway and dropped kerb access) can be partially discharged in so far as the details submitted on drawing 22009/107-1B are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Condition 15 (Management and maintenance of estate road) can not be discharged as details of the proposed management company have not been provided at this stage.

Condition 16 (Internal estate roads) can be partially discharged in so far as the details submitted on drawings 220099/111/1, 22009/103/1 and 22009/109/1 are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Andrew Thompson
Oaktree (Construction Design and Management) Ltd
Office Suite 2
1 Derby Street
Leigh
WN7 4PF

Mr Paul Baines
PAB Architects Ltd
Renaissance Studio
1 Derby Street
Leigh
WN7 4PF

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.

APPLICATION NO. 3/2024/0061

DECISION DATE: 29 November 2024

· 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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.