



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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My reference: 3/2024/0395  
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Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 08 April 2025

Location: Land east of Chipping Lane Longridge

Proposal: Approval of details reserved by conditions 5 (cycle storage), 12 (SW drainage), 13 (water mains), 14 (hard and soft landscaping), 17 (construction SW management plan) and 18 (operation and maintenance manual) from planning permission 3/2021/1134.

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

Condition 5 is partially discharged insofar that the details relating to the proposed secure cycle storage are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Planning Layout: 459/PL06 Rev: F  
Cycle Shed Details

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed details be provided prior to first occupation and retained thereafter.

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Condition 12 is partially discharged insofar that the details relating to surface water sustainable drainage scheme for the proposal are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Report on Drainage Strategy (Including associated Appendices July 2024)

The condition can only be partially discharged at this stage insofar that the condition requires that the sustainable drainage strategy be implemented in accordance with the approved details.

Condition 13 is partially discharged insofar that the details relating to Water Main(s) protection are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Water Main Protection Strategy

The condition is fully discharged insofar that no existing Water Mains are located within the site.

Condition 14 is partially discharged insofar that the details relating to the proposed hard and soft landscaping are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Planting Programme: 459-PP01

Detailed Planting Plan (Sheet 1 of 6) : 11319/P74 Rev:C

Detailed Planting Plan (Sheet 2 of 6) : 11319/P74 Rev:C

Detailed Planting Plan (Sheet 3 of 6) : 11319/P74 Rev:C

Detailed Planting Plan (Sheet 4 of 6) : 11319/P74 Rev:C

Detailed Planting Plan (Sheet 5 of 6) : 11319/P74 Rev:C

Detailed Planting Plan (Sheet 6 of 6) : 11319/P74 Rev:C

Landscaping and Levels 459/ERD/212

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the approved details

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**Condition 17 is partially discharged insofar that the details relating to the Construction Surface Water Management for the site are considered acceptable and satisfy the requirements of the condition.**

**For the avoidance of doubt the agreed details are as follows:**

**Report on Drainage Strategy (Including associated Appendices July 2024)**

**The condition can only be partially discharged at this stage insofar that the condition requires that agreed Surface Water management be implemented and thereafter managed and maintained in accordance with the approved details for the duration of the construction of the development.**

Condition 18 is partially discharged insofar that the details relating to the Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Report on Drainage Strategy (Including associated Appendices July 2024)

The condition can only be partially discharged at this stage insofar that the condition requires that the drainage system be retained, managed, and maintained in accordance with the approved details

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

**Applicant:**

BDW Trading Ltd  
C/o Agent

**Agent:**

Mr Jordan Clark  
Stantec  
100 Barbirolli Square  
Manchester  
M2 3AB

**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.

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- 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/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.