



Ribble Valley  
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Date: 26 March 2025

Location: Pinfold Farm Preston Road Ribchester PR3 3YD

Proposal: Approval of details reserved by conditions 4 (Boundary Treatments) 7 (Contaminated Land Report), 8 (Drainage), 11 (EV Charging Points), 12 (Details of Lighting) and 15 (Windows/Doors) of planning permission 3/2024/0198.

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

Condition 4 (Boundary Treatments) can be partially discharged in so far as the submitted details of the 1.08m high timber and wire livestock fencing to the north and east together with the hawthorn hedge retained along the west and south, as shown on proposed site plan 002 B is acceptable. The development shall be implemented in accordance with the approved details.

Condition 7 (Contaminated Land Report) can be partially discharged in so far as the submitted Preliminary Risk Assessment referenced BEK-24080-1 by BEK Geo-Environmental Consulting dated July 2024 is acceptable. The development shall be implemented in accordance with the approved details.

Condition 8 (Drainage) can be partially discharged in so far as the submitted details of the surface water drain and sewage treatment system, as shown on proposed site plan 002B is acceptable. The development shall be implemented in accordance with the approved details.

Condition 11 (EV Charging Points) can be partially discharged in so far as the submitted details as shown in the supporting letter received 2<sup>nd</sup> December 2024 (Ref C211-11) and on the proposed site plan 002 B is acceptable. The development shall be implemented in accordance with the approved details.

Condition 12 (Details of Lighting) can be partially discharged in so far as the details as shown in the supporting letter received 2<sup>nd</sup> December 2024 (Ref C211-11) and on the Proposed Plan 001 B submitted 2<sup>nd</sup> December, 2024 is acceptable. The development shall be implemented in accordance with the approved details.

Condition 13 (Velux roof lights) can be partially discharged in so far as the details as shown in the supporting letter received 2<sup>nd</sup> December 2024 (Ref C211-11), Proposed Plan 001 B and Proposed Site Plan 002 B submitted 2<sup>nd</sup> December 2024 is acceptable. The development shall be implemented in accordance with the approved details.

Condition 15 (Windows/Doors) can be partially discharged in so far as the details as shown in the supporting letter received 2<sup>nd</sup> December 2024 (Ref C211-11) and Proposed Plan 001B submitted 2<sup>nd</sup> December 2024 is acceptable. The development shall be implemented in accordance with the approved details.

*Nicola Hopkins*

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

Applicant:

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