



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

Shackletons Garden Centre
Shackletons Garden Centre Ltd
Clitheroe Road
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BB7 4JY

My reference: 3/2024/0726
Direct Dial: (01200) 425111
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Email: planning@ribblevalley.gov.uk
Date: 04 March 2025

Location: Shackletons Garden Centre, Clitheroe Road, Chatburn, BB7 4JY.

Proposal: Approval of details reserved by conditions 4 (construction management/method), 5 (site access and off site works of highway mitigation), 11 (car park surface water drainage), 17 (surface water drainage) and 18 (surface water and pollution prevention) on planning permission 3/2020/0911.

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

Condition 4 (Construction management / method) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Construction and Environmental Management Plan August 2024

The development shall be implemented in accordance with the approved details for the duration of the construction period in order to satisfy the condition in full.

Condition 5 (Site access and off site works of highway mitigation) is partially discharged insofar that the submitted details are considered acceptable as follows:

- S278 Standard Details Drawing No: 4086-D004 Revision B
- S278 TRO Plan Drawing No: 4086-01 TRO PLAN
- S278 General Arrangement Drawing No: 4086-D001 Revision B
- S278 Construction Materials Drawing No: 4086-D002 Revision C
- S278 Signs and Markings Drawing No: 4086-D003 Revision B
- S278 Land Plan Drawing No: 4086-S278 Land Plan Revision A
- Swept Path Analysis Drawing No: 4086-SP01 Revision A
- Email correspondence 28.08.2024
- Road Lighting And Illuminated Traffic Sign And Cabling Works Project No: 1590 16/07/24
- Combined Stage 1/2 - Road Safety Audit April 2024 Job Number: GS1371-2024

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 11 (Car park surface water drainage) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Sough drainage Drawing No: SK05 (received 18.10.2024)
- Proposed Drainage General Arrangement Sheet 1 of 2 Drawing No: 101 P7
- Proposed Drainage General Arrangement Sheet 2 of 2 Drawing No: 102 P4
- Proposed Construction Stage Drainage General Arrangement Drawing No: 103 P2
- Surface Water Exceedance Routes Drawing No: 106 P1
- (Amended) Surface Water Drainage Scheme November 2024

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 17 (Surface water drainage) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Sough drainage Drawing No: SK05 (received 18.10.2024)
- Proposed Drainage General Arrangement Sheet 1 of 2 Drawing No: 101 Rev P7
- Proposed Drainage General Arrangement Sheet 2 of 2 Drawing No: 102 Rev P4
- Proposed Construction Stage Drainage General Arrangement Drawing No: 103 P2
- Surface Water Exceedance Routes Drawing No: 106 P1
- (Amended) Surface Water Drainage Scheme November 2024 (Rev B)

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 18 (Surface water and pollution prevention) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Construction Phase Surface Water And Pollution Management Plan 23.02.2024

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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.
- 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

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DECISION DATE: 4 March 2025

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.

Agent:

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Applicant:

Mr Shackleton
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