

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2024/0957

**DECISION DATE:** 05 February 2025

**DATE RECEIVED:** 03/12/2024

**APPLICANT:**

Mr Sam Firth  
PSG Law Ltd  
1 The Downs  
Altrincham  
WA14 2QD

**AGENT:**

Mr Martin Gibson  
GA Studio Architects  
44 Edge Street  
Northern Quarter  
Manchester  
M4 1HN

**DEVELOPMENT** Proposed single storey extension to provide specialist care residential facility for  
**PROPOSED:** person with complex needs with associated staff accommodation.

**AT:** Ellerslie House Ribchester Road Clayton Le Dale BB1 9EE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years from the 22 February 2022.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (dwg no. L(-1)000)  
Proposed Site Plan (dwg no. L(-1)001)  
Proposed Ground Floor Plan (dwg no. L(-2)001)  
Proposed North East Elevation (dwg no. L(-4)003)  
Proposed North West Elevation (dwg no. L(-4)002)  
Proposed South East Elevation (dwg no. L(-4)004)  
Proposed South West Elevation (dwg no. L(-4)001)  
Proposed Roof Plan (dwg no. L(-2)011)  
Proposed Section AA (dwg no. L(-3)001)  
Proposed Section BB (dwg no. L(-3)002)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. The materials to be used on the external surface of the development hereby permitted as indicated within the application form and on drawings 'Proposed North East Elevation' (dwg no. L(-4)003), 'Proposed North West Elevation' (dwg no. L(-4)002), 'Proposed South East Elevation' (dwg no. L(-4)004), 'Proposed South West Elevation' (dwg no. L(-4)001) shall be implemented as indicated.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/ hedgerow clearance or any tree works/ removal shall commence or be undertaken on site until further details in the form of Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority.

All works shall thereafter fully accord with the approved Method Statement.

All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated September 2024, Tree Removal Plan (dwg no. UG\_1409\_ARB\_TRP\_01 Rev 02), Tree Works Schedule (dwg no. UG\_1409\_ARB\_TWS\_01 Rev 02), Tree Protection Plan (dwg no. UG\_1409\_ARB TPP\_01 Rev 02), Tree Protection Index (dwg no. UG\_1409\_ARB\_TPI\_01 Rev 01) and British Standard BS 5837:2012.

The specified tree protection measures shall remain in place throughout the construction phase of the development.

Reason: To protect trees/ hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

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

#### Notes

#### 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 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.