



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
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My reference: 3/2024/0996
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Email: planning@ribblevalley.gov.uk
Date: 08 August 2025

Location: 98 Ribchester Road and land adj 94 Ribchester Road Clayton-Le-Dale BB1 9HQ
Proposal: Approval of details reserved by conditions 4 (Construction Management Plan), 5 (site access and off-site works), 9 (SW drainage), 12 (drainage scheme) and 14 (landscaping) of planning application 3/2024/0302.

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

APPLICATION NO. 3/2024/0996

DECISION DATE: 8 August 2025

Condition 4 (Construction Management Plan) can be partially discharged in so far as the details submitted in the Statement dated 4th December 2024 are acceptable.

In order to fully satisfy the condition, the approved CMP shall be adhered to throughout the construction period for the development.

Condition 5 (Site Access and off-site works) can be partially discharged in so far as the details submitted on plan 23474-DR-C-0802 P1 Section 278 Visibility Splays submitted 5th December 2024, plan 23474-DR-C-0800 P3 Section 278 Works submitted 5th December 2024 and plan 23474-DR-C-0801 P2 Section 278 Land Plan are acceptable.

In order to fully satisfy the condition, the approved works shall be completed prior to the first occupation of the dwelling.

Condition 9 (SW drainage) is a compliance condition and does not require the submission and approval of further information.

Condition 12 (Drainage scheme) cannot be discharged as insufficient details have been provided in terms of the drainage scheme with regards to the connection with the public wastewater network and a drainage survey to confirm that the foul sewer is a public combined sewer.

Condition 14 (Landscaping) can be partially discharged in so far as the details submitted on plan PHA/820 2000 submitted 5th December, 2024 are acceptable.

In order to satisfy the condition in full, the approved landscaping scheme shall be implemented in the first planting season following first occupation of the dwelling and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Nick Skelton
94 Ribchester Road
Clayton Le Dale
Blackburn
BB1 9HQ

Agent
Peter Hitchen Architects

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Marathon House
The Sidings Business Park
Whalley
BB7 9SE