



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
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My reference: 3/2025/0193
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 09 May 2025

Location: Land adjacent to Ferns Northcote Road Langho BB6 8BG
Proposal: Approval of details reserved by condition 12 (landscaping) of planning permission 3/2024/0115.

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

Condition 12 (Landscaping) can be partially discharged in so far as the submitted Landscape Plan 4986 04 Revision G and Planting Plan 4986 05 Revision F dated May 2023 are acceptable.

To satisfy the condition in full the approved details shall be implemented in the first planting season following the first occupation of the development, and the agreed planting scheme shall thereafter be maintained for a period of 10 years to the satisfaction of the Local Planning Authority. The 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

Applicant:
Alderley Group
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Agent:
James Ketley

APPLICATION NO. 3/2025/0193

DECISION DATE: 09 May 2025

Euan Kellie Property Solutions
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