

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Date 31st March 2025

Ref 2448.corr.RVBC.250331PL

Dear Sir/Madam,

Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL

Stanton Andrews is retained by Mr Chris Heys ('the applicant') to progress with an 'Approval of details reserved by a condition (discharge)' application pursuant to planning application ref. 3/2022/1165. This application is intended to discharge the conditions listed below; all relevant information has been submitted to Ribble Valley Borough Council via the Planning Portal alongside this letter.

Condition no.3

Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of windows, doors and openings to be in-filled including reveals;
- Details of windows, doors and openings to be created;
- Details of walling (stone and mortar) and roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).

The approved details shall be implemented within the development in strict accordance with the approved details.'

Please refer to Materials Condition Statement and Drg. Ref. 2448/dis.01 'Proposed – Section Details' for information.

Condition no.4

'All new and replacement windows and doors shall be constructed in timber, of which precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.'

Please refer to Drg. Ref. 2448/dis.01 'Proposed – Section Details' for information.

Condition no.5

'Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the conservation type, recessed with a flush fitting, details of which shall be submitted to and approved by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.'

Please refer to Drg. Ref. 2448/dis.01 'Proposed – Section Details' for information.

Condition no.7

'No development, site clearance/preparation, or demolitions shall take place until the applicant ... has secured the implementation of a programme of building recording and analysis'

An 'Archaeological Building Recording Written Scheme of Investigation' has been prepared by Greenlane Archaeology to address this condition.

Condition no.11

'Prior to the first occupation of each dwelling hereby approved details of the provision of 1no. electric vehicle charging point for each dwelling, in the locations as set out on proposed site plan 6590-P01E, shall have been submitted to and approved in writing by the local planning authority.'

Details of 'Eve Single S-line' charging station manufactured by Alfen has been submitted alongside this application, installation to be in strict accordance with manufacturers details. Charging sockets to be as specified or equivalent from alternative manufacturer.

Condition no.13

'The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include, as appropriate, the types and numbers of trees and shrubs, their distribution to on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening'

Please refer to Drg. Ref. 2448/dis.02 'Proposed – Landscaping Plan'

Condition no.17

'Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority.'

A 'Surface Water and Foul Water Drainage Scheme' has been prepared by Reid Jones Partnership to address this condition.

We trust the information submitted is to your satisfaction and look forward to receiving confirmation of the application's registration.

Yours faithfully


Henry Cahill
for and on behalf of Stanton Andrews Ltd