

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

Date 9<sup>th</sup> April 2025

Ref 2409.corr.RVBC250409

Dear Sir/Madam,

**Mellor House, Primrose Lane, Mellor, BB1 9DN**

Stanton Andrews is retained by Stephanie Perplus ('the applicant') to progress a full planning application at the above address. The information for the proposal has been submitted to Ribble Valley Borough Council via the Planning Portal alongside this letter.

The application for the 'replacement dwelling' contains the following information: -

1. Copy of the 'Full Planning Application' form
2. Location Plan Drg Ref. 2409 00c location
3. As Existing information Drg Ref. 2409 ex.01-03
4. Proposed information Drg Ref. 2409 20-25
5. Design Statement
6. Arboricultural Impact Assessment – prepared by Lakeland Tree Consultancy
7. Bat Survey Report and Method Statement – prepared by Batworker Consultancy

The applicant is keen to ensure that this planning application can proceed with the Council's support wherever possible. Once reviewed, and if necessary, we would welcome the opportunity to discuss any matters in more detail during the planning period.

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

Yours sincerely,

**Greta Giannoccaro**  
for and on behalf of Stanton Andrews Ltd