



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

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My reference: 3/2025/0389
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Email: planning@ribblevalley.gov.uk
Date: 10 July 2025

Location: Wiswell Manor Pendleton Road Wiswell BB7 9BZ

Proposal: Approval of details reserved by conditions 3 (materials), 4 (Biodiversity gain plan and the statutory biodiversity condition) and 5 (Habitat Management and Monitoring) of planning permission 3/2024/0826.

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

Condition 3 (external materials) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Oak cladding with grey metal profile roofing to battery storage shed
- Jinco Solar panels (model Tiger Neo N-type 54HL4R-B 420 - 440 Watt All Black Module) on zinc coated scrow pile system

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details be used in the development.

Condition 4 (Biodiversity Gain Plan and the Statutory Biodiversity Condition) is partially discharged insofar that the submitted details are considered acceptable as follows:

Biodiversity Gain Plan dated 8 April 2025 (received 10 July 2025)

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

APPLICATION NO. 3/2025/0389

DECISION DATE: 10 July 2025

Condition 5 (Habitat Management and Monitoring Plan) is partially discharged as the submitted details are considered acceptable as follows:

Habitat Management and Monitoring Plan Final V2 by CCNW (amended document received 08/07/2025)

In order to satisfy the condition in full, notice in writing including photographic evidence and any evidence to show implementation of the correct specifications (e.g. tree labels or a purchase receipt) shall be submitted to and approved in writing by the Local Planning Authority when the approved Habitat Management and Monitoring Plan has been implemented, and the approved habitat creation and enhancement works have been completed.

This should be prior to first use of the development permitted. For the avoidance of doubt as the habitat gain is deemed to be 'non-significant' the habitat creation and enhancement will not be actively monitored by the Local Planning Authority.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

Mr D Bovingdon
C/o Agent

Agent:

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