



Ribble Valley
Borough Council
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My reference: 3/2025/0463
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Date: 22 July 2025

Location: Land rear of 8-9 Stoneygate Lane Ribchester PR3 2ZS

Proposal: Approval of details reserved by condition 4 (Landscaping), 5 (Habitat Plan), 8 (Storage), 10 (BNG), 12 (Method Statement) of planning permission 3/2025/0153.

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

Condition 4 (landscaping) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Planting/Landscaping scheme (drawing ref: P005)

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details shall be implemented in accordance with the approved details and retained thereafter in perpetuity.

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DECISION DATE: 22 July 2025

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

- Habitat Management & Monitoring Plan by Knight Sky Ecology dated June 2025 (ref: KSE_203_02).

In order to satisfy the condition in full, the development and landscape shall thereafter be implemented in accordance with the approved details and managed and maintained in accordance with the approved plan.

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.

Condition 8 (manure storage) is partially discharged insofar that the submitted details indicates that all horses are to be bedded on sawdust and shavings which absorb liquids thus avoiding liquid run-off and used bedding saw dust (including absorbed liquid and manure) is to be transferred to a 6 tonne high sided and covered tipping trailer (as indicated on drawing ref: P005) and emptied every 4 weeks by local farmers for spreading upon the land.

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details shall be implemented in accordance with the approved details and retained thereafter

Condition 10 (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 2 June 2025

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

Condition 12 (method statement) is partially discharged insofar that the details are acceptable, namely:

- Technical Note: Reasonable Avoidance Method Statement (Amphibians) Bird & Bat Box Scheme

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details shall be implemented in accordance with the approved details.

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Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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