



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

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My reference: 3/2025/0532
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Email: planning@ribblevalley.gov.uk
Date: 05 September 2025

Location: Barrowbridge House Club Street Barrow BB7 9AY

Proposal: Approval of details reserved by conditions 3 (Materials), 4 (Boundary Treatments), 5 (Refuse), 9 (Construction Method Statement), 10 (Maintenance Plan) on Technical Details 3/2024/0990.

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

Condition 03 is partially discharged insofar that submitted details in relation to the proposed materials are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Discharge of Condition Information: Revision: - 1.03 REV C - 18th August 2025

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details.

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APPLICATION NO. 3/2025/0532

DECISION DATE: 05 September 2025

Condition 04 is partially discharged insofar that submitted details in relation to the proposed boundary treatments are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Discharge of Condition Information: Revision: - 1.03 REV C - 18th August 2025

Proposed Boundary Treatment Plan: 161-10B

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details.

Condition 05 is partially discharged insofar that submitted details in relation to the refuse storage and refuse storage strategy are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Proposed Boundary Treatment Plan: 161-10B

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details.

Condition 09 is partially discharged insofar that submitted details in relation to the proposed construction methodology are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Construction Method Statement June 2025

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed method statement be adhered to during the construction phase of the development.

Condition 10 is partially discharged insofar that submitted details in relation to the proposed future management and maintenance of the estate roads are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Discharge of Condition Information: Revision: - 1.03 REV C - 18th August 2025

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details.

APPLICATION NO. 3/2025/0532

DECISION DATE: 05 September 2025

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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