

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2025/0564

**DECISION DATE:** 03 February 2026

**DATE RECEIVED:** 21/07/2025

**APPLICANT:**

Viva Vivere Ltd  
45 - 47 Whalley Road  
Clitheroe  
BB7 1EE

**AGENT:**

Mr Charles Stanton  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

**DEVELOPMENT PROPOSED:** Planning permission for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.

**AT:** 45 - 47 Whalley Road Clitheroe BB7 1EE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan scale 1:1250

Amended Proposed Site Plan drawing ref: PL01 Rev D received 15 December 2025

Amended Proposed Floorplans drawing ref: PL02 Rev D received 17 December 2025

Amended Proposed Elevations drawing ref: PL05 Rev E received 22 January 2026

Amended Proposed Elevations drawing ref: PL06 Rev C received 22 January 2026

Amended Proposed Elevations drawing ref: PL03 Rev C received 2 December 2025

Amended Proposed Details drawing ref: PL08 Rev A received 22 January 2026

Proposed Sections drawing ref: PL07 Rev A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. Notwithstanding the approved plans, prior to their installation, a specification for the colour of any new proposed windows shall be submitted to and approved in writing by the Local Planning Authority, and the new windows shall be installed in accordance with the approved colour details. All remaining external materials of construction shall be implemented in accordance with the details outlined on the approved plans.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area, as well as to preserve the special interest of the designated heritage asset. in accordance with Key Statement EN5 of the Ribble Valley Core Strategy and Policies DMG1and DME4 of the Ribble Valley Core Strategy.

4. The proposed works associated with the development at no. 45 Whalley Road as shown on the approved plans shall be implemented in accordance with the submitted 'Construction Management Plan' and 'Construction Management Plan drawing ref: CMP01 Rev A' received 16 January 2026.

Prior to any further external alterations relating to no. 47 Whalley Road, the applicant shall submit a Construction Management Plan (CMP) or Construction Method Statement (CMS) to be approved in writing by the Local Planning Authority. The approved plan / statement shall provide:

- o24 Hour emergency contact number.
- oDetails of the parking of vehicles of site operatives and visitors.
- oDetails of loading and unloading of plant and materials.
- oArrangements for turning of vehicles within the site.
- oMeasures to protect vulnerable road users (pedestrians and cyclists).
- oMeasures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- oMeasures to control the emission of dust and dirt during construction.
- oConstruction vehicle routing.
- oDelivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

5. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at 5 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment by Pennine Ecological dated January 2026.

Reason: To ensure the development delivers a net gain off site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

6. Prior to the first occupation of any dwelling / first use of any commercial premises hereby approved, a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs, their distribution 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 specifications of all retaining structures (where applicable) and detailed timings and phasing for the carrying out of the submitted details.

Notwithstanding the above, the approved soft landscaping scheme shall be implemented in the first planting season following first occupation of the first dwelling / first use of the commercial premises (whichever is the sooner), whether in whole or part and shall be maintained thereafter for a period of not less than 20 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

Reason: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

7. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

8. Prior to first occupation of the residential units, the cycle storage provisions as shown on drawing ref: PL01 Rev D shall be made available for use. The cycle facilities shall thereafter be kept free of obstruction and made available for the parking of bicycles only at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

9. Prior to the first use of the commercial units hereby permitted, a Service Management Plan (SMP) shall be submitted and approved in writing by the Local Planning Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

Reason: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

10. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

11. The development shall be implemented in strict accordance with the recommendations outlined in Section 8 of the amended Noise Impact Assessment dated 16 January 2026.

Reason: To ensure the proposed development would not result in an unacceptable level of noise pollution for future occupiers.

12. The development shall be implemented in strict accordance with the recommendations outlined in Section 5 of the amended Flood Risk Assessment received 6 January 2026.

Reason: To ensure the proposed development would not result in increase in flood risk.

13. Prior to the commencement of development, a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box as recommended within the submitted Preliminary Bat Roost Assessment Report by Dave Anderson dated 14 July 2025 shall be installed within the site and shall remain in perpetuity. The development shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined in this report and the approved details.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

14. The development shall be implemented in strict accordance with the works specification/methodology dated 11 July 2025.

Reason: To ensure the proposed development would not result in any adverse impact to the designated heritage asset in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

15. The commercial units (Use Class E(c((iii))) hereby approved shall only be operated between the following hours:

08:30 to 18.30 Monday to Saturday

There shall be no business operated from the premises or site outside the stated operating hours including Sundays or Bank Holidays.

Reason: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

16. Construction related deliveries to the approved development shall only be accepted between the hours of 09:00 am and 14:30 pm Monday Friday, to avoid peak traffic in the surrounding highway network.

Reason: In the interest of highway safety.

17. Site preparation and construction phase times of operation: Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: In the interests of amenity.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

2The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [Ihsstreetworks@lancashire.gov.uk](mailto:Ihsstreetworks@lancashire.gov.uk) or on 01772 533433.

There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.

There must be no storage of materials in the public highway at any time.

There must be no standing or waiting of machinery or vehicles in the public highway at any time.

Vehicles must only access the site using a designated vehicular access point.

There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site.

A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) All references to public highway include footway, carriageway, and verge.

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

#### **Notes**

#### **Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served

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relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.