

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

**TREE WORK PERMISSION**

**APPLICATION NO:** 3/2025/0604

**DECISION DATE:** 05 September 2025

**DATE RECEIVED:** 05/08/2025

**TREE PRESERVATION ORDER:** 226 – 2022 Langho

**APPLICANT:**

Mr John Neal  
Alderley Homes (2019) Ltd  
1 The Square  
Birchwood Boulevard  
Warrington  
WA3 7QY

**AGENT:**

**DETAILS OF TREE WORK:**

T13, T14, T15 & T16 Oaks - Crown Raise to 4 metres and crown clean canopies leaving any sturdy dead wood for bio-diversity purposes, to minimise risk of failure due to change of land use and target area and enable the gardens to be landscaped whilst conforming to the arboricultural method statement submitted with the original planning application.

**AT:** 10 - 12 Oakwood Gardens Langho BB6 8FH

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the tree work in accordance with this tree work application subject to the following condition(s):

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work.

Reason: To safeguard the health and appearance of the tree being retained.

2. All works granted consent must be completed within 2 years of the date of consent.

Reason: Required in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

**Notes**

1. This Decision Notice should be read in conjunction with the officer's tree work report which is available to view on the website.
2. Removal of vegetation within the nesting bird season and vegetation with the potential to support other Protected Species should be preceded by a pre-clearance check as outlined in BS3998 :2010 Tree Work - Recommendation 5.3 Habitat & Wildlife in respect of the preliminary surveys and checks necessary.
3. The granting of this consent does not infer the right nor grant consent for works to trees outside of the applicant's ownership. As such the applicant is advised to seek the independent consent of relevant landowner(s) where approved works will affect trees in third-party ownership.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed tree works or to grant it subject to conditions, then you can appeal to the Secretary of State under Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice. 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. For further information and to submit your appeal online please see:- Tree preservation order appeals: procedure guide - GOV.UK ([www.gov.uk](http://www.gov.uk)). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on Tel: 0303 444 5000.