

Ribble Valley Borough Council
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20th August 2025

25-2498

Dear Sir/Madam,

**DISCHARGE OF CONDITIONS 7,10,11,12,13, AND 15 OF PLANNING APPROVAL 3/2024/0121 AT
CUCKOO HALL, HIGHER ROAD, LONGRIDGE, PR3 2YX.**

1. Introduction

This cover letter has been submitted to Ribble Valley Borough Council ('the council') in respect of the submission of details to discharge planning conditions 7,10,11,12,13 and 15 attached to planning permission 3/2024/0121 at Cuckoo Hall, Higher Road, Longridge, PR3 2YX ('the site'). The submission documents include:

- Cover Letter (this document)
- Hardworks Plan
- Softworks Plan
- Ecology Report for conditions 10,11,12 and 15.
- Historic Building Survey Report

2. Site Context

Full planning permission was approved on the 13th December 2024 for the *proposed extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse.*

With regard to **Condition 3 (Details of Materials)**, although details are not being submitted with this application, it is worth noting that a full catalogue of proposed materials is currently being prepared and will be submitted to the Local Planning Authority for approval prior to their use in the development.

3. Discharge of Planning Conditions

The following section sets out the planning conditions and summarises the information submitted to comply with each of the conditions.



Condition 7 (Implementation of a programme of building recording)

Condition 7 states:

No site preparation, clearance or demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a Level 2-3 record as set out in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

A Historic Building Survey Report has been submitted to satisfy the requirements of Condition 7.

Condition 10, 11, 12 and 15 (Protected Species and Biodiversity)

Condition 10 states:

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall align with the recommendations contained within the submitted 'Bat Survey Report and Method Statement'.

Condition 11 states:

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until precise details, including the location and timings for the installation of the proposed Barn Owl Box have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Condition 12 states:

No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

Condition 15 states:

a) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below), has been submitted to, and approved in writing by, the local planning authority. This shall include details of:-

- (i) a non-technical summary;
- (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP;



- (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- (b) Notice in writing shall be given to the Council when the:
- (i) HMMP has been implemented; and
 - (ii) habitat creation and enhancement works as set out in the HMMP have been completed.
- (c) First use of the dwelling hereby approved shall not take place until:
- (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 - (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- (d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
- (e) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

An Ecology Report has been submitted which will address all of the points included in conditions 10,11,12 and 15.

Condition 13 (Hard and Soft Landscaping)

Condition 13 states:

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

A softworks and hardworks landscaping scheme has been submitted with this application to satisfy the requirements of condition 13.

4. Conclusion

The information provided within this submission seeks to discharge planning conditions 7,10,11,12,13, and 15 of planning permission 3/2024/0121. It is considered that sufficient information has been provided to discharge these conditions and we look forward to receiving confirmation of this from the Council. I would appreciate



acknowledgement and receipt of this application, and I look forward to receiving confirmation that it is being processed within your current timeframes. If you require any further information or clarifications with regards to this application, please do not hesitate to contact me.

Yours faithfully,

Gabriela de Amorim

Assistant Planner | PWA Planning