



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

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My reference: 3/2025/0677
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Email: planning@ribblevalley.gov.uk
Date: 10 October 2025

Location: Cuckoo Hall Higher Road Longridge PR3 2YX
Proposal: Approval of details reserved by conditions 7 (Written Scheme of Investigation), 10 (Bat/Bird Boxes), 11 (Barn Owl Box), 12 (Ecologist Report), 13 (Landscaping Scheme), 15 (Habitat Management and Monitoring Plan) on planning permission 3/2024/0121.

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

Condition 07 is fully discharged insofar that submitted details in relation to the Historic Building Recording are considered acceptable and satisfy the requirements of the condition.

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

Historic Building Survey Report (AAL2025117 September 2025)

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Condition 10 is partially discharged insofar that submitted details in relation to the provisions to be made for building dependent species of conservation concern are considered acceptable and satisfy the requirements of the condition.

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

Project Ecology (discharge of conditions 10, 11, 12 and 15): PE.1895
Softworks Plan: 5804-02

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 11 is partially discharged insofar that submitted details in relation to the Barn Owl Box provision are considered acceptable and satisfy the requirements of the condition.

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

Project Ecology (discharge of conditions 10, 11, 12 and 15): PE.1895

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 12 can neither be partially nor fully discharged insofar that the condition remains engaged for the construction period of the development.

Condition 13 is partially discharged insofar that submitted details in relation to the proposed landscaping for the site are considered acceptable and satisfy the requirements of the condition.

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

Hardworks Plan: 5804-01
Softworks Plan: 5804-02

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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Condition 15 is partially discharged insofar that submitted details in relation to the Habitat Management and Monitoring are considered acceptable and satisfy the requirements of the condition.

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

Project Ecology (discharge of conditions 10, 11, 12 and 15): PE.1895

The condition can only be partially discharged as it requires the landscape to thereafter be managed and maintained in accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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C/o Agent

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