

Nicola Hopkins
Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 
Email: 
Your ref: 3/2025/0677
Our ref: 3-2025_0677-LCC.DM2
Date: 8th October 2025

F.A.O. Stephen Kilmartin

Dear Ms Hopkins,

Planning Application: 3/2025/0677

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.

Cuckoo Hall, Higher Road, Longridge

Although it still remains the case that the works were not undertaken in accordance with a written scheme of investigation "**which shall first have been submitted to and agreed in writing by the Local Planning Authority**" (my emphasis), and therefore might not have been carried out in strict accordance with condition no. 7, the amended report now does sufficiently meet the requirements of the draft version of the WSI that was submitted to the HET for comment, and which the HET indicated would upon its submission to the Borough Council meet with our advice to the Council that it would be appropriate.

Consequently the amended report is now considered to be acceptable to be entered into Lancashire's Historic Environment Record, and in this instance, due to the acceptability of the report the HET is able to advise that condition no. 7 be discharged.

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team