



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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My reference: 3/2025/0703
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Date: 21 April 2026

Location: Land Behind The Dog Inn Market Place Longridge PR3 3RR

Proposal: Approval of details reserved by conditions 5 (Construction Management Plan/Construction Method Statement) 10 (EMV Charge point details) 12 (Street management/maintenance proposal) 13 (Landscaping plan) 14 (fence/walls details/plans) 16 (landscaping/development plan) 18 (Exposed Gable Wall plan) and 22 (Bird/Bat Boxes Development Plan) on planning permission 3/2021/0275.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2021/0275

Condition 5

The details submitted pursuant to Condition 5 of planning permission ref: 3/2021/0275 as follows are considered acceptable:

- Amended Construction Management Plan (received 6 October 2025)
- Amended Construction Site Management Plan drawing ref: BS.25-008/01 (received 6 October 2025)

Condition 5 is partially discharged at this stage insofar that the condition requires that the agreed details be adhered to for the duration of the construction phase of the development.

Condition 10

The details submitted pursuant to Condition 10 of planning permission ref: 3/2021/0275 as follows are considered to be acceptable:

- Amended Proposed Site Plan (drawing ref: 020 Rev F) received 02 April 2026

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- EV Charger details: Pod Point Solo 3 - Home
- EV Charger details: Pod Point Solo 3 - Freestanding Mount

Condition 10 is partially discharged at this stage insofar that the condition requires that agreed Electric Vehicle Charging Provision be installed and made available for use prior to first occupation of any of the dwellings approved pursuant to the original consent.

Condition 12

The details submitted pursuant to Condition 12 of planning permission ref: 3/2021/0275 as follows are considered to be acceptable:

- Street Management and Maintenance Strategy received 24 March 2026

Condition 12 is partially discharged at this stage insofar that the condition requires that the streets are thereafter maintained in accordance with the approved management and maintenance details by the private Management and Maintenance Company that has been established.

Condition 13

The details submitted to Condition 13 of planning permission ref: 3/2021/0275 as follows are considered acceptable:

- Amended Hardworks Plan drawing ref: 01 Rev F (received 18 March 2026)

Condition 13 is partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details.

Condition 14

The details submitted pursuant to Condition 14 of planning permission ref: 3/2021/0275 as follows are considered to be acceptable:

- Amended Proposed Site Plan (drawing ref: 020 Rev F) received 02 April 2026
- Amended Hardworks Plan drawing ref: 01 Rev F (received 18 March 2026)
- Boundary Treatment Elevations drawing ref: 023 Rev B (received 02 April 2026)
- Amended Boundary Treatments drawing ref: 021 Rev A (received 02 April 2026)
- Boundary Treatments Plan drawing ref: 024 Rev B (received 09 April 2026)

Condition 14 is partially discharged at this stage insofar that the condition requires that the development be carried out in strict accordance with the approved details and that no dwelling be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. The condition further requires that all other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Condition 16

Condition 16 is partially discharged insofar that submitted details in relation to the proposed landscaping are considered acceptable and satisfy the requirements of the condition.

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

- Amended Softworks Plan drawing ref: 02 Rev E (received 18 March 2026)

The condition can only be partially discharged as it requires the landscape to be implemented in accordance with the approved details within the first planting and seeding seasons following the occupation of any of the buildings or completion of the development.

In addition, this condition can also only be partially discharged as following the removal of the ivy from Tree T2, the applicant must arrange for a suitable time for the tree to be inspected by the Councils Countryside Officer to assess the retention value.

Condition 18

The details submitted pursuant to Condition 18 of planning permission ref: 3/2021/0275 as follows are considered to be acceptable:

- Amended works to existing Gable Wall drawing ref: 080 Rev A received 14 April 2026

Condition 18 can only be partially discharged at this stage insofar that the development shall be implemented in accordance with the specification on the approved plan and the garage will be demolished immediately upon starting on site to facilitate construction traffic.

Condition 22

Condition 22 is partially discharged insofar that submitted details in relation to the provisions to be made for building dependent species are considered acceptable and satisfy the requirements of the condition.

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

- Amended Proposed Softworks Plan drawing ref: 02 Rev E (received 18 February 2026).

The condition can only be partially discharged at this stage insofar that the condition requires the agreed provisions to be incorporated into the dwellings during their construction and be made available for use before each such dwelling/building is first brought into use.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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DECISION DATE: 14 April 2026

Applicant:
Mr Ben Lee
C/o Agent

Agent:
Gabriella de Amorim
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