



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2025/0799
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Date: 12 November 2025

Location: The Tyremen 28-30 Parson Lane Clitheroe BB7 2JP

Proposal: Approval of details reserved by conditions 3 (Materials), 4 (Rooflights), 5 (Boundary Treatments), 7 (Highways Works), 10 (Drainage), 11 (Levels) on planning permission 3/2023/0789.

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

Condition 03 is partially discharged insofar that submitted details in relation to the proposed materials are considered acceptable and satisfy the requirements of the condition.

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

Discharge of Condition Information: Job No: 168 16th September 2025

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 04 is partially discharged insofar that submitted details in relation to the proposed roof-lights are considered acceptable and satisfy the requirements of the condition.

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

Discharge of Condition Information: Job No: 168 16th September 2025

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 05 is partially discharged insofar that submitted details in relation to the proposed boundary treatments are considered acceptable and satisfy the requirements of the condition.

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

Discharge of Condition Information: Job No: 168 16th September 2025

Proposed Plans and Elevations: 168-01C

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 07 is partially discharged insofar that submitted details in relation to the proposed off-site highways works are considered acceptable and satisfy the requirements of the condition.

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

Proposed Site Plan and Footpath Details: 168-03B

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed details be implemented prior to first occupation of any of the residential units hereby approved.

Condition 10 is partially discharged insofar that submitted details in relation to the proposed drainage scheme are considered acceptable and satisfy the requirements of the condition.

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

Discharge of Condition Information: Job No: 168 16th September 2025

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 and that the residential units shall not be occupied until the drainage works have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

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Condition 11 is partially discharged insofar that submitted details in relation to the details of existing and proposed ground levels and proposed building finished floor levels are considered acceptable and satisfy the requirements of the condition.

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

Proposed Site Plan and Footpath Details: 168-03B

Proposed Plans and Elevations: 168-01C

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.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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