



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2025/0844
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 21 January 2026

Location: Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN
Proposal: Approval of details reserved by conditions 6 (surface water drainage scheme), 8 (bird and bat box) and 9 (lighting scheme) on planning permission 3/2025/0289.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0289.

The details submitted pursuant to Condition 6 (surface water drainage scheme) namely:

- Drainage Strategy drawing ref: 25620-DR-C-0100 Rev P1
- Percolation Report dated 16/09/2025 document ref: 25620-PR-001
- Drainage Calculations (Flow Results)

are considered to be acceptable and United Utilities and the Local Highway Authority raise no objection.

As such, Condition 6 is partially discharged as the scheme is required to be completed in accordance with the approved details prior to first occupation and retained thereafter for the lifetime of the development.

P.T.O

The details submitted pursuant to Condition 8 (bird and bat boxes) namely:

- 1 no. 1FF Schwegler Bat Box and 1 no. 1SO Schwelger Sparrow Terraces as indicated on amended drawing ref: Air/1164/3706/02 Rev E (received 20 January 2026) are considered to be acceptable.

As such, Condition 8 is partially discharged as the scheme is required to be completed in accordance with the approved details.

The details submitted pursuant to Condition 9 (lighting scheme) namely:

- Lighting scheme as shown on amended drawing ref: Air/1164/3706/02 Rev E (received 20 January 2026).

are acceptable.

As such, Condition 9 is partially discharged as the scheme is required to be implemented in strict accordance with the approved details prior to the occupation of the dwelling hereby approved and retained as approved.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Daniel Airey
G E Airey and Sons
Thornley Hall Farm
Up Bedlam Road
Longridge
Preston
PR3 2TN

Agent
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
BB7 4DH

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.