



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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My reference: 3/2025/0912  
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Date: 03 December 2025

Location: Barn Adjacent to The Newdrop Stoneygate Lane Ribchester PR3 2XE  
Proposal: Approval of details reserved by conditions 3 (External surfaces and materials), 4 (Section details), 5 (Boundary treatments), 7 (Hedgerow), 8 (construction traffic management plan), 11 (Artificial lighting) and 13 (Electric charging point) on planning permission 3/2022/0545.

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:

Material Samples Photos

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 sections for the approved development are considered acceptable and satisfy the requirements of the condition.

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

Proposed Longitudinal Section: 0773/93 Drawing 50

Proposed Cross Section: 0773/93 Drawing 51

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 for the approved development are considered acceptable and satisfy the requirements of the condition.

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

Proposed Site Plan External Works: 0773/93 Drawing 65B

Proposed Elevations: 0773/93 Drawing 60C

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 hedgerow on the eastern boundary of the site are considered acceptable and satisfy the requirements of the condition.

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

Proposed Site Plan External Works: 0773/93 Drawing 65B

Proposed Elevations: 0773/93 Drawing 60C

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed details shall be implemented in the first planting season following first occupation or use of the development and shall be maintained as such thereafter.

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Condition 08 is partially discharged insofar that submitted details in relation to the Construction Methodology and Construction Traffic Management Plan for the approved development are considered acceptable and satisfy the requirements of the condition.

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

Proposed CEMP Plan: 0773/93 Drawing 70

Construction Management Plan: Nov 25 MB.SB-CMP

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details and methodologies shall be adhered to throughout the construction phase of the development.

Condition 11 is partially discharged insofar that submitted details in relation to the artificial lighting to be installed on the approved development are considered acceptable and satisfy the requirements of the condition.

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

Proposed Elevations: 0773/93 Drawing 15B

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 13 is partially discharged insofar that submitted details in relation to the vehicular electric charging point for the approved development are considered acceptable and satisfy the requirements of the condition.

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

Proposed Elevations: 0773/93 Drawing 15B

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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*Nicola Hopkins*

NICOLA HOPKINS  
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