



## ROMAN SUMMER

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Our Ref: RG/RG/G267/L001  
Date: 21<sup>st</sup> November 2025

Dear Sir/Madam

**1 2 3 SKIRDEN LODGE, WIGGLESWORTH ROAD, SLAIDBURN, LANCASHIRE BD23 4SX  
DISCHARGE OF MANDATORY BNG CONDITION AND CONDITIONS 3, 7, 9, 10, 11, 13  
AND 18 OF APPLICATION REF: 3/2025/0093 / APPEAL REF: APP/T2350/W/25/3364871**

We are instructed by Andrea Waddington to seek the discharge of the following conditions pursuant to planning permission granted on 20<sup>th</sup> August 2025 pursuant to Appeal Ref: APP/T2350/W/25/3364871 for the following development:

*‘Alterations to existing building to form a two bedroom dwelling with car parking, garden and hard and soft landscaping’.*

### **Mandatory Biodiversity Gain Condition**

Under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), every planning permission granted for development of land in England (unless exempt) is deemed to be subject to the “biodiversity gain condition”, which provides that *“development may not begin unless a biodiversity gain plan has been submitted to the planning authority and the planning authority has approved the plan.”* This mandatory condition requires developers to demonstrate at least a 10 percent biodiversity net gain, with the biodiversity gain plan detailing the pre- and post-development biodiversity values, any off-site gains, and any use of statutory biodiversity credits.

To enable discharge of the mandatory condition we enclose:

- Biodiversity Gain Plan (Pennine Ecological)
- Notice of Allocation (Legacy Habitats Bank)
- Unit Allocation Metric (Legacy Habitats Bank)



**Condition 3** requires that:

*Notwithstanding any description of materials in the application and the requirements of Condition 2 of this decision, samples or full details of all materials including windows and doors to be used on the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on the development. Such details shall include the type, colour and texture of the materials. The approved materials shall thereafter be implemented within the development in accordance with the approved details.*

To facilitate the discharge of the above condition we enclose the following:

- Condition 3 – External Materials Compliance Statement (Habitat Architecture)

**Condition 7** requires that:

*Prior to first use of the development hereby permitted, details regarding the alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified garden shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the development hereby permitted.*

To facilitate the discharge of the above condition we enclose the following:

- ‘Condition 7 – Boundary Treatments Compliance Note’ (Habitat Architecture)

**Condition 9** requires that:

*No external lighting shall be installed on the development hereby permitted until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.*

*For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.*

*The development shall be carried out in strict accordance with the approved details.*

To facilitate the discharge of the above condition we enclose the following:

- Oldfield lighting brochure



**Condition 10** requires that:

*Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of development commencing a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs.*

*The approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter.*

*Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.*

To facilitate the discharge of the above condition we enclose the following:

- 'Condition 10 – Landscaping Scheme Compliance Statement' (Habitat Architecture)
- Proposed Site Plan – Drawing HA1069 A1.2
- Planting & Landscaping Statement
- Materials & Hard Surfacing Sheet – Drawing HA1069 A1.7

**Condition 11** requires that:

*No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter.*

To facilitate the discharge of the above condition we enclose the following:

- Biodiversity Enhancement Measures (Pennine Ecological)



**Condition 13** requires that:

*Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.*

*The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Gain Assessment by Pennine Ecology dated January 2025.*

To enable discharge of the mandatory condition we enclose:

- Biodiversity Gain Plan (Pennine Ecological)
- Notice of Allocation (Legacy Habitats Bank)
- Unit Allocation Metric (Legacy Habitats Bank)

**Condition 18** requires that:

*No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.*

*The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.*

*No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.*

*The details of the drainage strategy to be submitted for approval should include, as a minimum:*

- *Details of whether the site is greenfield or previously developed in terms of drainage;*
- *Assessment of the hierarchy of drainage options;*
- *Details of the contributing area;*
- *Restricted discharge rate;*
- *On-site surface water storage;*
- *Allowances for climate change and urban creep;*
- *Above ground, multifunctional SuDS components; and*
- *Arrangements for management and maintenance.*

*The sustainable drainage strategy shall be implemented in accordance with the approved details.*



To facilitate the discharge of the above condition we enclose the following:

- Drainage Strategy Report (RCD)
- Drawing 1165-2501-CIV-10 P1 – Drainage Layout (RCD)

If any further information is required, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully  
for Roman Summer Associates Ltd



Richard Gee  
**Director**