



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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My reference: 3/2025/0924  
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Date: 05 February 2026

Location: 1 2 3 Skirden Lodge, Wigglesworth Road, Slaidburn, BD23 4SX.

Proposal: Approval of details reserved by conditions 3 (materials); 7 (boundary treatments); 9 (lighting); 10 (landscaping scheme); 11 (artificial bird nesting boxes and artificial bat roosting sites); 13 (Biodiversity Gain Plan); 18 (surface water sustainable drainage strategy) and the statutory biodiversity condition on planning permission 3/2025/0093.

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

**Condition 3 (Materials)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Condition 3 - External Materials Compliance Statement - Friday, 21 November 2025
- Materials Drawing No: A1.7

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

**Condition 7 (Boundary treatments)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Condition 7 - Boundary Treatments Compliance Note - Friday, 21 November 2025
- Proposed Site Plan Drawing No: A1.2 Rev1

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

**Condition 9 (External Lighting)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Bungalow Lighting Detail Project number: 14050 29.10.2025

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

**Condition 10 (Landscaping scheme)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Condition 10 - Landscaping Scheme Compliance Statement
- Proposed Site Plan Drawing No: A1.2 Rev1
- Planting and Landscaping Statement - Monday, 13 January 2025
- Materials Drawing No: A1.7

The development shall be carried out in accordance with the approved details along with the requirement that any trees which die, are removed or become seriously damaged within 5 years are to be replaced, in order to satisfy the condition in full.

**Condition 11 (Artificial bird nesting boxes and artificial bat roosting sites)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Bird and bat box details 12th November 2025

The bird and bat boxes shall be installed in accordance with the approved details in order to satisfy the condition in full.

**Condition 13 (Biodiversity Gain Plan)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Biodiversity gain plan 29/1/25
- Notice Of Allocation RE: HD-Pilot/Aw0001: Skirden Lodge, Tosside, North Yorkshire, BD23 4SQ

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

**Condition 18 (Surface water sustainable drainage strategy)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Residential Development Skirden Lodge Wigglesworth Road Slaidburn Lancashire BD23 4SX Drainage Strategy Report
- Drainage Layout Drawing No: 1165-2501-CIV-10 Revision P1

The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING