



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

94

Suffix

Property Name

Address Line 1

Ribchester Road

Address Line 2

Address Line 3

Lancashire

Town/city

Clayton Le Dale

Postcode

BB1 9HQ

Description of site location must be completed if postcode is not known:

Easting (x)

367849

Northing (y)

432887

Description

Applicant Details

Name/Company

Title

MR

First name

NICK

Surname

SKELTON

Company Name

Address

Address line 1

94 Ribchester Road

Address line 2

Address line 3

Town/City

Clayton Le Dale

County

Lancashire

Country

United Kingdom

Postcode

BB1 9HQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self build) with attached single garage and solar panels to front roof slope, with creation of new shared access for 98 and 94 Ribchester Road.

Reference number

3/2024/0302

Date of decision (date must be pre-application submission)

19/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

12

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Drainage scheme with regards to the connection with the public wastewater network and a drainage survey to confirm that the foul sewer is a public combined sewer.

Pre -application discussions had a positive outcome through discussions with UU and this application has been submitted on the basis of the agreement.

The submitted drainage re[port has highlighted this in the document (appendix)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DECISION NOTICE -APP REF 3/2024/0996

Date (must be pre-application submission)

08/08/2025

Details of the pre-application advice received

DECISION NOTICE ADVISING FURTHER DETAILS ARE REQUIRED FOR THE FOULD DRAINAGE FROM THE SITE

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

PETER HITCHEN

Date

21/11/2025