

Building Regulations 2010(as Amended)
Building Act 1984**Name and address of applicant**

Mr Ben Rainford
Lower Moss Farm
Lower Lane
Longridge
Lancashire
PR3 2YH

Name and address of agent

Avalon Chartered Town Planning
2 Reedley Business Centre
Redman Road
Reedley
Burnley
BB10 2TY

Particulars of plans

Date submitted: 22 October 2020

Plan No. 3/2020/0656/B

Particulars and location

Proposed erection of 3 no. 2 storey holiday cottages.

at Lower Moss Farm, Lower Lane, Longridge, Lancashire, PR3 2YH

Particulars of Approval

The Ribble Valley Borough Council hereby give Notice in pursuance of Section 16 of the Building Act 1984 that the above plans were approved on 23 November 2020 **subject to the following conditions:**

1. The following further plans and or calculations shall be provided to and approved by the Local Authority before the work to which the information relates has been substantially commenced;
 - a) **Structural calculations are provided prior to fabrication of beams.**
 - b) **Heating and gas to be installed and certified by gas safe engineer.**
 - c) **Design SAP calculations are provided and upon completion of a successful Air Test, an 'As Built' calculation and EPC are submitted.**
2. The plans shall be modified to take into account the information provided to satisfy condition 1 and if necessary modified as itemised below;
To show compliance with Parts A, J and L

And Take Notice that the passing of the said plans operates as an approval only for the purposes of the requirements of the Building Regulations 1991 of SS. 18, 19, 21, 24, 25 of the Building Act 1984 (S. 10 of the Clean Air Act 1956 (As amended) and SS. 20 and 31 of the County of Lancashire Act 1984 (in each case as applicable) only.

Further Take Notice of the requirements of the Building Regulations that the Council shall be furnished with notices of commencement and completion and of various stages of the work, such notices to be submitted by means of the enclosed forms which are to be sent to the Building Control Section, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA.

Take notice that if you intend to carry out work on a wall shared with another property, or build on the boundary with a neighbouring property, or excavate near a neighbouring building you must find out whether that work falls within the scope of the Party Wall Act 1996. If it does, you must serve the statutory notice on all affected owners. You are advised to consult your professional agent or a solicitor for further details.

If the work is not commenced within three years of the deposit of the plans aforesaid, the Council may, by notice given to you, declare that the deposit of the said plan shall be of no effect, pursuant to section 32 of the Building Act 1984.

Date 26 November 2020

Chief Executive
Council Offices, Church Walk,
Clitheroe. BB7 2RA

Signed 
Chief Executive

Note: This Notice does **NOT** convey any decision under the Town and Country Planning Acts and where an application under these Acts has been made to the Council, a Notice giving the decision of such an Application will be forwarded in due course.