

a.l.h. design services,

████████████████████, tel: ██████████, mob: ██████████
consultants & designers: a.t. lloyd-haydock.

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

Our ref: 0779/93
Your ref :3/2024/0764
Date : 6 November 2025

Job Title : **Prior approval under Class Q (a) and (b) for the proposed conversion of Agricultural Barn to one dwelling involving demolition of the attached portal frame building**

Dear Sir/Madam,

I am writing to formally request the discharge of planning conditions attached to the above planning permission.

The conditions I wish to discharge are as follows:

- Condition 03 The materials to be used on the external surfaces of the development as indicated on Proposed Plans, Elevations & Sections A140 revision A and shall thereafter be implemented as such. (see amended plans and elevations)
- Condition 07 No development approved by this permission shall be commenced until a) A desk study report has been undertaken which assesses the risk of the potential for on site contamination and ground gases. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risk to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and to the wider environmental receptors including ecological systems and property. (see report from Oakshire Environmental)
- Condition 08 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans. (see attached plans and Drainage Strategy for CFA Consultants)
- Condition 11 Provision of electric vehicle charging points within the boundary of the site shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

Zappi EVC on South elevation, see attached plans for location

- Condition 12 Notwithstanding the submitted plans, details/specifications of the following shall be submitted to and agreed in writing with the Local Planning Authority prior to their installation:
Render colour will be k rend ash white
Brick used for repairs will be Vandersanden old farmhouse

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All gutters and rainwater pipes will be black in either aluminium or plastic with black plastic fascias and soffits
Any metal roofing and fascias will be in black
All timber frames inc doors and windows will be in farrow and ball French grey
Cut stone heads and stooled and weathered cills
Timber beam will be replaced with new oak beam if needed upon commencement

- Condition 13 No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

All external lighting will be black up down lights

- Condition 14 Notwithstanding the details shown upon the approved plans, the two proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
- Condition 15 All doors and windows indicated on the submitted/approved plans shall be in timber and painted, not stained, in a colour to be submitted to and agreed in writing by the Local Planning Authority prior to their installation.

All frames inc doors and windows finished in farrow and ball French grey

- Condition 16 Prior to the commencement of the development, section details at a scale of not less than 1:20 of each elevation including details of eaves, window/door reveals and surrounds, and window/door framing/glazing systems shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

see attached details on drawing number 0779/93-50,51, and 52

- Condition 18 No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

see attached report and on drawing number 0779/93-75

In support of this application, please find enclosed the relevant documentation and evidence demonstrating compliance with each condition, including:

- "Photos of Material samples, "Drainage layout and strategy, Environmental Desk study and Phase 1 remediation statement and results, amended plans and elevations, section drawings, "Construction method statement.

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[REDACTED], tel: **[REDACTED]**
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The application fee of £298.00 has been paid via online portal.

I would be grateful if you could confirm receipt of this request and advise when the conditions are likely to be formally discharged. Should you require any further information or clarification, please do not hesitate to contact me using the details above.

Thank you for your time and consideration.

Yours faithfully,

[REDACTED]

Mr. A.T. Lloyd-Haydock,
on behalf of,
A.L.H. Design Services.

Cc Mr A. Wilkinson, client