



Ribble Valley  
Borough Council

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

Ribble Valley Borough Council  
Council offices  
Church Walk  
CLITHEROE  
BB7 2RA

My reference: 3/2025/0966  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 08 January 2026

Location: Crane Wood Farm Whitewell Road Cow Ark Whitewell BB7 3DG  
Proposal: Approval of details reserved by condition 4 (Programme of work) and 5 (Owl/Bird/Bat Details) on planning permission 3/2025/0654.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0654.

The details submitted pursuant to Condition 4 (Programme of work) namely:

*'An archaeological building record for Crane Wood Farm Barn'* dated November 2025 are acceptable.

The Historic Environment Unit at Lancashire County Council considers that the record is appropriate for the level of recording detail required.

The condition requiring the programme of archaeological work (Condition 4) can therefore be **discharged in full**.

P.T.O

APPLICATION NO. 3/2025/0966

DECISION DATE: 08 January 2026

---

The details submitted pursuant to Condition 5 (Owl/Bird/Bat Details) namely:

'*Ecology Technical Note*' by Knight Sky Ecology dated 8 December 2025 are acceptable.

The Countryside Officer is satisfied with the submitted details and as such, Condition 5 can be **partially discharged** as the approved details are required to be installed prior to any works to the building commencing and shall remain in perpetuity.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Robbie Taberner and Ms Hannah Grummett  
Crane Wood Farm  
Whitewell Road  
Cow Ark  
Whitewell  
Clitheroe  
BB7 3DG

Agent  
James Innerdale  
Architect and Historic Buildings Consultant  
5 Gildersbank  
Clapham  
LA2 8EG