

<b>Late Items – Planning &amp; Development Committee</b>				 <b>Ribble Valley Borough Council</b> www.ribblevalley.gov.uk
<b>Meeting Date: 28 May 2026</b>				
<b>Briefing version</b>		<b>Issue Date:</b>		
<b>Committee Version</b>	•	<b>Issue Date:</b>	28/05/2026	
<b>Application Ref:</b>	<b>3/2025/0996</b>	<b>Proposed supply and installation of play equipment, forming a new play area - supply and installation of associated surfacing using wet pour safety surfacing and grass matting.</b>		<b>REC: APPROVAL</b>

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

1. The Biodiversity Net-Gain Assessment has since been amended to provide the net-gain on-site rather than off-site. As such, instead of the 10% biodiversity net-gain being achieved off-site, 14 new native trees would be planted within the application site boundary to achieve a net-gain of 13.92%. As such, Condition 3 is updated to reflect the amended Biodiversity Net-Gain Assessment.
2. In addition, Condition 2 has been updated to correct an error in the location plan version number and to make reference to the updated Biodiversity Net-Gain Assessment.
3. Accordingly, the following conditions have been updated:

**Condition 2**

*The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition.*

*Plans*

*Amended Location Plan scale 1:1250 received 20 April 2026  
Amended Proposed Site Plan scale 1:500 received 19 May 2026  
Proposed Elevations drawing ref: 1271493 Ribble Valley BC  
Amended Proposed Equipment Details scale 1:150 received 19 May 2026*

*Documents*

*Amended Penine Ecology Biodiversity Net Gain Assessment May 2026  
Materials Schedule received 19 May 2026*

*REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.*

**Condition 3**

*Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at 5 of the Notes Section) and implemented in accordance with the approved details. The Biodiversity Gain Plan*

*shall be prepared in accordance with the submitted Amended Biodiversity Net Gain Assessment by Pennine Ecological dated May 2026.*

*REASON: To ensure the development delivers a net gain off site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application. Prior to the first use of the development hereby approved, details of secure, covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority.*