



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2025/1008
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 23 February 2026

Location: Holkers Farm Whins Lane Read BB12 7RB

Proposal: Approval of details reserved by conditions 4 (Rooflights), 5 (Stonework), 6 (Windows), 7 (Window Details), 8 (Scheme of Investigation), 15 (Drainage) on 3/2025/0398.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 4 (Rooflights) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Drawing 24-022 BR13 - Proposed Conservation Roof Light Details
- Aluna Window Specification Brochure

To satisfy the condition in full, the development shall be carried out in accordance with the approved details.

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Condition 5 (Stonework) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the conditions.

For the avoidance of doubt. The agreed details are as follows:

- Drawings 24-022 PL11 and PL12 - Proposed Window Details

To satisfy the condition in full, the development shall be carried out and retained thereafter in accordance with the approved details.

Condition 6 (Windows) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Drawing 24-022 BR13 - Proposed Conservation Roof Light Details
- Aluna Window Specification Brochure
- Drawing 24-022 PL11 and PL12 - Proposed Window Details
- Drawing 24-022 BR12 - Typical Window Arrangement

To satisfy the condition in full, the development shall be carried out and retained thereafter in accordance with the approved details.

Condition 7 (Window Details) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Drawing 24-022 BR13 - Proposed Conservation Roof Light Details
- Aluna Window Specification Brochure
- Drawing 24-022 PL11 and PL12 - Proposed Window Details
- Drawing 24-022 BR12 - Typical Window Arrangement

To satisfy the condition in full, the development shall be carried out in accordance with the approved details.

Condition 8 (Scheme of Investigation) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Written Scheme of Investigation for building recording, analysis and reporting

The condition can be partially discharged to enable work on the proposed development to commence. To satisfy the condition in full, the building recording report shall be submitted for approval.

Condition 15 (Drainage) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Drawing 22-069 BR13 - Proposed Foul and Surface Water Layout

To satisfy the condition in full, the development shall be carried out in accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Miles Pollard
C/o Agent

Agent
JWPC Ltd
1B Waterview
White Cross
Lancaster
LA1 4XS