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13 February 2026

Ben Taylor  
 Senior Planning Officer  
 Ribble Valley Borough Council  
 Department of Development  
 Council Offices, Church Walk  
 Clitheroe  
 Lancashire  
 BB7 2RA

Dear Ben

**Bomber Farm, Skipton Road, Gisburn, BB7 4HP – Non-Material Amendment (NMA)  
 Application In Relation To Conditions 13 and 14, Permission Ref 3/2023/0054**

I write on behalf of my client, Mr J Ireland, to submit the above NMA application in accordance with our recent pre-application correspondence.

Mr Ireland is the developer of the above site. I am instructed by Mr Ireland to address the discharge of the relevant pre-commencement conditions to facilitate a start on site in accordance with the approved planning permission.

I have submitted separately an application to discharge condition 18 (Written Scheme of Investigation), planning portal reference PP-14677474. Further applications to address the other planning conditions will be submitted.

Conditions 13 and 14 set out the following requirements.

Condition	Condition Wording.
13	Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a protected species



	<p>mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods &amp; timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.</p> <p>Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.</p>
14	<p>No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.</p>

As explained in our pre-application correspondence, condition 13 is for a Natural England Bat Mitigation licence to be in place to support works as a result of surveys in 2022 identifying roosting bats using the 'traditional barn'.

The survey data is now out of date as Natural England require data from the previous survey season (in this case 2025) to support an EPS Mitigation licence application.

We need to carry out surveys spaced three weeks apart between May and August this year to support the licence application.

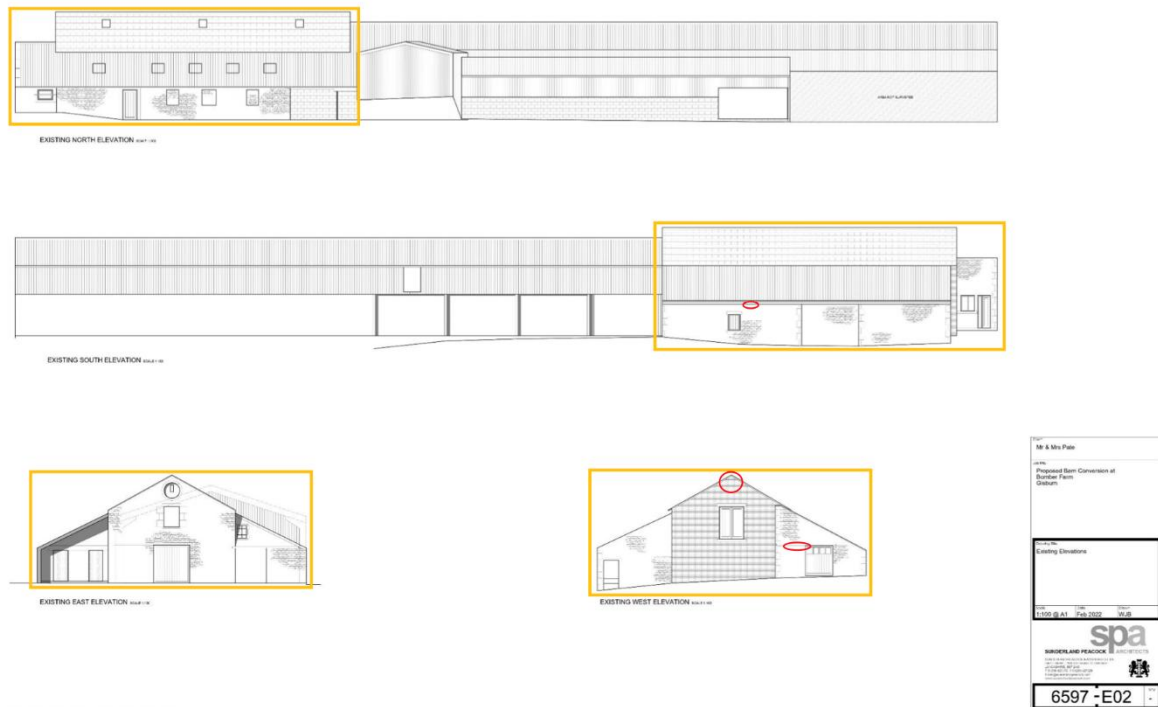
Determination of the EPS Mitigation licence will take 30 business days once submitted to Natural England.

However, the existing permission must be implemented by 21 April this year.

Therefore, we are not able to obtain the licence in the timeframe currently required by the condition / permission.

The following solution is therefore proposed, and this has been agreed between us as suitable in our pre-application correspondence.

The 2022 Bowland Ecology survey (submitted with application ref 3/2023/0054) identified roosting bats roosting in crevices in the main barn, on the ridge, western gable and southern elevation, see image below.



Given the location of observed roosts, the developer's ecologist, Mr Dave Anderson, (Batworker Ecological Consultancy) has advised that, in his professional opinion, the approved works to the single skin portal style outbuilding adjoining the eastern gable end of the traditional barn could commence without risk of disturbance to roosting bats, using timing of works and supervision of works. The Natural England EPS Bat Mitigation licence is only necessary to allow works to the traditional stone-built barn. The works to the single skin portal style outbuilding could be undertaken in accordance with the suitable reasonable avoidance measures set out in the Method Statement prepared by Batworker Ecological Consultancy, which has been submitted with this NMA application.

This NMA application therefore seeks to amend the wording of condition 13 and related condition 14, such that the relevant information (licence) is submitted and approved before the works to the relevant part of the development (namely the traditional barn structure) are commenced. This will allow the developer to start work on the other areas of the approved scheme within the timeframe specified by the permission, whilst still ensuring that the relevant bat protection measures are in place prior to any works to the traditional barn itself.

It is therefore proposed that the wording of conditions 13 and 14 is amended as set out below:

Existing Condition Wording	Proposed Amended Condition Wording
<p>13 - Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods &amp; timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development</p> <p>Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development</p>	<p>13 - Notwithstanding the submitted details, <b>no development works to the traditional barn building</b> development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods &amp; timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.</p> <p>Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development</p>
<p>14 - No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for</p>	<p>14 - No development <b>works at the traditional barn building</b> shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for</p>

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I understand from our pre-application correspondence that the proposed amendments do not present any issue that would warrant refusal of this NMA application. I therefore look forward to receiving confirmation of the validation and approval of this application.

If you have any questions or require any further information, please contact me.

Yours sincerely,



**Neil Jones**

**BA (Hons) DipTP MRTPI AssocRICS**

**Director**

NL Jones Planning Ltd

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