



Ref: PF.LAN5089/7P
Date: 12 March 2026

Ribble Valley Borough Council
Department of Development
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Sir / Madam

Re: Application for a Non-Material Amendment to Vary the Wording of Conditions 13, 14, and 21 of Planning Permission Ref: 23/0056: Conversion of Former Farm Buildings to Form Four Dwellings Including the Change of Use of Land to Form Private Curtilage and the Remodelling of the Central Courtyard at Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ

On behalf of our client, United Utilities Property Services Ltd, we enclose an application for a Non-Material Amendment (NMA) to planning permission ref: 23/0056 (as previously amended by NMA approval 24/0017). The application seeks to amend the wording of conditions 13, 14, and 21 of the planning permission to allow works to create visibility splays and passing places on the access to the site to take place before the abovementioned conditions are discharged.

Background

Planning permission ref: 23/0056 was granted on 16 June 2023 and granted full planning permission for the conversion of former farm buildings to four dwellings and the change of use of associated land to residential use to form curtilages to the dwellings. Planning permission ref: 23/0056 was amended by NMA application ref: 24/0017 on 4 April 2024. That NMA allowed for the creation of passing places along the access to the buildings.

An application (ref: 3/2023/0892) to discharge condition 15 of the planning permission, which requires the submission of details of off-site highway works comprising the setback of the retaining wall to the north of the access, was approved on 25 April 2024.

The works approved by discharge of condition consent ref: 3/2023/0892, the passing places approved by NMA application ref: 24/0017, and the creation of visibility splays have now been completed.

There remains 3 pre-commencement conditions on the decision that have not been discharged. These are:

- Condition 13 – no development to take place until written confirmation or receipt of a protected species licence from Natural England has been submitted.
- Condition 14 – no development to take place until details of bat and bird boxes have been submitted to, and approved by, the Local Planning Authority.
- Condition 21 – no works to the “application buildings”, including preparation works, shall take place until a programme of archaeological building recording has been carried out and





approved by the local planning authority.

This application seeks to amend these conditions to allow the already undertaken work to the visibility splays and passing places to take place before the details required by Conditions 13, 14, and 21 requires submission and approval by the local planning authority. The information required by those conditions has no bearing on the access works as those works have no ecological or heritage implications, and therefore it is unnecessary for the submission and approval of the information required by those conditions prior to the access works.

As a result of the changes to the condition wording, because the access works have already taken place, planning permission ref: 23/0056 will then have been lawfully implemented.

Pre-Application Discussions

The above, and the use of an NMA application to amend the conditions has been discussed with the Local Planning Authority, which has agreed with this approach and has suggested amended condition wording. The proposed changes to the condition wording set out below reflects the changes suggested by the Local Planning Authority.

Proposed Condition Wording Changes

This NMA application seeks to change the wording of conditions 13, 14, and 21 as set out below. Additions to text are in **bold** and deletions are shown in ~~strikethrough~~ text.

Condition 13

Current wording:

“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 & 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.”

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.”

Proposed amended wording:

*“Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal, **save for the provision of the approved visibility splays and passing places**, 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 & 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.”*

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.”

Condition 14

Current wording:

“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 dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.”

Proposed amended wording:

*“No development shall take place, **save for the provision of the approved visibility splays and passing places**, 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 dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.”

Condition 21

Current wording:

“No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. A copy of the resulting report shall be submitted to the Lancashire Historic Environment Record prior to the consented development coming into use.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.”



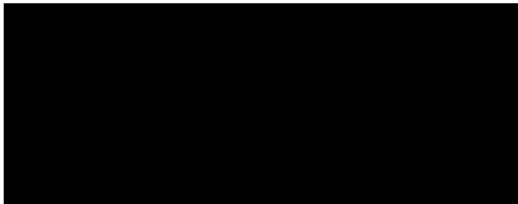
Proposed amended wording:

*“No works to the application buildings, including any clearance/demolition or preparation works, **save for the provision of the approved visibility splays and passing places**, shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. A copy of the resulting report shall be submitted to the Lancashire Historic Environment Record prior to the consented development coming into use.*

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.”

We trust the above is clear and satisfactory; however, if you require further information or would like to discuss the above, please do not hesitate to contact with Natasha Bramall or me using in the details in the footer on the first page of this letter. Otherwise, we would be grateful if you could acknowledge receipt of this application and confirm its validation at the earliest opportunity.

Yours faithfully



Paul Forshaw BA (Hons), MPlan, MRTPI
Director
DLP Planning Ltd

