

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2026/0199

DECISION DATE: 17 April 2026

DATE RECEIVED: 18/03/2026

APPLICANT:

Caroline Ashworth
United Utilities
Property Services
PO Box 487
Warrington
WA5 3LP

AGENT:

Miss Stella Heeley
DLP Planning
Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2023/0056 to amend the wording of conditions 13 (protected species licence), 14 (details of bat and bird boxes) and 21 (archaeological building record) to allow for the works to create visibility splays and passing places to be carried out on the site access before the conditions are discharged.

AT: Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ.

Further to the grant of planning permission reference 3/2023/0056, Ribble Valley Borough Council hereby grants approval of the following conditions as a non-material amendment to conditions 13, 14 and 21 of that permission, subject to compliance otherwise with the terms of the aforementioned permission:

13. 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.

14. 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.

21. 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.

Note(s)

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**