



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2026/0212
Direct Dial: 01200 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 13 May 2026

Location: Land adjacent to 110 Ribchester Road, Clayton le Dale, BB1 9HQ.
Proposal: Approval of details reserved by conditions 5 (land contamination), 6 (bat and bird boxes), 8 (foul and surface water drainage) and 9 (archaeological works) of planning permission 3/2023/0321.

I write further in response to your application to discharge the conditions pursuant to planning approval 3/2023/0321.

Condition 5 (land contamination) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Preliminary Risk Assessment (Desk Study) (prepared by Worms Eye Limited and dated 11th June 2025)
- Proposed Investigation (prepared by Worms Eye Limited and dated 11th June 2025)

In order to satisfy the condition in full, if remediation measures are considered necessary following the detailed site investigation, then a scheme for decontamination of the site shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall then be implemented prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Condition 6 (bat and bird boxes) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Proposed Floor Plans and Elevations (dwg no. 2338-01 Rev C)
- Outline condition 6 Bat and bird boxes in the submitted Conditions Statement (dated March 2026)

In order to satisfy the condition in full, the artificial bird/ bat boxes shall be provided in accordance with the approved details before the dwelling is occupied and thereafter retained.

Condition 8 (foul and surface water drainage) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Drainage Design Statement and Specification (dated February 2026)
- Site Plan and General Arrangement (dwg no. 0003 Rev P01)

APPLICATION NO. 3/2026/0211

DECISION DATE: 13 May 2026

- Surface Water and Foul Drainage Layout (dwg no. 0001 Rev P01)
- Drainage Outfall Arrangement (dwg no. 0002 Rev P01)

In order to satisfy the condition in full, the drainage system shall be implemented in accordance with the approved details before the development is completed and shall be retained as such thereafter.

Condition 9 (archaeological works) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Written Scheme of Investigation for an Archaeological Watching Brief (dated 22nd May 2025)

In order to satisfy the condition in full, the implementation of the programme of archaeological works must be carried out in accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mr Mark Skoczen
The Bonny Inn
68 Ribchester Road
Clayton le Dale
BB1 9HQ

Agent:
Mrs Judith Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
BB7 4TU

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

APPLICATION NO. 3/2026/0211

DECISION DATE: 13 May 2026

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.