



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

Mr Stuart Hartley
Burnhouse Farm
Back Lane
Slaidburn
BB7 3EE

Agent
MacMarshalls Ltd
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

My reference: 3/2026/0271
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 13 May 2026

Location: Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE.

Proposal: Approval of details reserved by conditions 11 (construction management plan), condition 14 (landscaping scheme), condition 16 (Bird/Bat boxes), condition 18 Environmental method statement, condition 19 (Biodiversity gain plan), condition 20 (Habitat management and monitoring plan) and condition 21 (surface water drainage strategy) on planning permission 3/2025/0861.

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

Condition 11 (Construction management plan) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Construction Management Plan - Site: Hartley's Huts, Burn House Farm

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 14 (Landscaping scheme) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Landscape Plan (A: Native Shrub Planting / B: Native Shrub Planting / Cross Section-Forest Road-with ditch to be placed at southern right hand edge / 20mm to dust blue / black limestone

The development shall be carried out in accordance with the approved details along with the requirement that any trees which die, are removed or become seriously damaged within 5 years are to be replaced, in order to satisfy the condition in full.

Condition 16 (Bird / Bat Boxes) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Bird / Bats Plan
- Bird / Bats Statement

The bird and bat boxes shall be installed in accordance with the approved details in order to satisfy the condition in full.

Condition 18 (Environmental Method Statement) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Construction Environmental Method Statement

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 19 (Biodiversity Gain Plan) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Biodiversity gain plan 19/11/2025

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

Condition 20 (Habitat Management and Monitoring Plan) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Habitat Management and Monitoring Plan 25.03.26 Version 01
- Appendix 1: Location Plan 1:2500 Drawing No: C193-5 - 007 Revision H
- Appendix 2: Site Context Plan
- Appendix 3: Proposals Plan
- Appendix 4: Woodland - Other Woodland Mixed - Moderate Condition Creation, Enhancement and Management Summary (WO-T01)
- Appendix 5: Ditch Creation, Enhancement and Management Summary (DI-T01)
- Appendix 6: Statutory Biodiversity Metric Condition Assessment Sheet F122 (Excel file)
- Appendix 7: Baseline Map

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

Condition 21 (Surface water drainage strategy) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Sustainable Surface Water Drainage Strategy

The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING