

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

PLANNING PERMISSION

APPLICATION NO: 3/2026/0278

DECISION DATE: 03 July 2026

DATE RECEIVED: 29/04/2026

APPLICANT:

Mrs Katie Isherwood
St Wilfrids C of E Primary School
Church Street
Ribchester
Preston
PR3 3XP

AGENT:

Mr Joshua Alty
Cassidy and Ashton Group Ltd
7 East Ciff
Preston
PR1 3JE

DEVELOPMENT PROPOSED: Replacement of the existing flat roof and replacement of and removal of rooflights to flat roof. Installation of an air source heat pump to the roof at first floor level with acoustic fencing.

AT: Ribchester St Wilfrids C of E Primary School Church Street Ribchester PR3 3XP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Location Plan drawing ref: L01 Rev P2
- Amended Proposed Site and Roof Plan drawing ref: L03 Rev P4 received 26 June 2026
- Amended Location and Specification of Heat Pump drawing ref: PSDS_13-ME-ZZ-ZZ-DR-M-50-0002 Rev P03 received 26 June 2026
- Amended Proposed East Elevation drawing ref: L05 Rev P4 received 26 June 2026
- Amended Proposed North Elevation drawing ref: L04 Rev P4 received 26 June 2026
- Amended Proposed South Elevation drawing ref: L03 Rev P5 received 26 June 2026
- Amended Proposed West Elevation drawing ref: L02 Rev P5 received 26 June 2026
- Jakaustic Absorbative fencing details (Jacksons Fencing)
- Ambient Acoustics Ltd acoustic attenuators details (Mitsubishi PUHY and PURY units (YNW))
- Rooflight Technical Details drawing ref: D0000-00W_100-001 Rev E

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Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. Notwithstanding the approved plans, the acoustic fencing shall be painted in a grey colour to match the existing roof of the building. The remaining development shall be implemented in strict accordance with the external materials details as set out on the approved plans and the application form for planning ref: 3/2026/0278.

Reason: To preserve the character and appearance of the Ribchester Conservation Area and the surrounding visual amenities.

4. Prior to the first use of the approved air source heat pump, the Jakaustic Absorbative fencing (Jacksons Fencing) and the Ambient Acoustics Ltd acoustic attenuators details (Mitsubishi PUHY and PURY units (YNW) as shown on drawing ref: PSDS_13-ME-ZZ-ZZ-DR-M-50-0002 Rev P3 and within the technical submitted details shall be fully installed and retained for the lifetime of the development.

Reason: To protect nearby/neighbouring and future residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. If the proposed development has not commenced by 28 October 2027, an updated Preliminary Roost Assessment will be required to be carried out by a suitably qualified ecologist and submitted to and approved by the Local Planning Authority prior to any works being undertaken.

In the event that bat/bats are disturbed at any time, work should stop, and a suitably qualified ecologist contacted to attend site and advise how to proceed.

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 in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. 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**

Notes

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.
- 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.