

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: 3/2026/0281

DECISION DATE: 15 October 2026

DATE RECEIVED: 16/04/2026

APPLICANT:

Dr Javed Iqbal
Oaklea
Longsight Road
Copster Green
BB1 9EX

AGENT:

Mr Richard Gee
Roman Summer Associates Ltd
Haweswater House
Waterfold Business Park
Bury
BL9 7BR

DEVELOPMENT PROPOSED: Demolition of existing dwelling and erection of one replacement self-build dwelling with garage and associated garden curtilage, hard and soft landscaping, new access drive off Longsight Rd and the closure of the existing access.

AT: Bridgecroft Longsight Road Copster Green BB1 9EX

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 (dwg no. PL1.00)
(Amended) Site Plans (dwg no. PL1.01C)
(Amended) Proposed Layout Plan (dwg no. PL1.06_C)
(Amended) Proposed Lower Ground and Ground Floor Plans (dwg no. PL1.04_C)
(Amended) Proposed First Floor and Roof Plan (dwg no. PL1.05_C)
(Amended) Proposed Elevations (dwg no. PL2.01_C)
(Amended) Proposed Elevations (dwg no. PL2.02_C)
(Amended) Site Sections (dwg no. PL3.01_C)

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

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3. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the Application Form and amended drawings 'Proposed Elevations' (dwg no. PL2.01_C) and 'Proposed Elevations' (dwg no. PL2.02_C).

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The ground floor annex shall not be occupied or used for any other purpose(s) than that ancillary to the residential use of the dwelling hereby approved and shall only be occupied as an extended family unit in conjunction with the dwelling to which it is related. The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting for form a unit of separate residential accommodation.

Reason: To define the scope of the permission and prevent the use of the building for purpose(s) other than those hereby approved.

5. No part of the development hereby approved shall commence until a scheme for the construction of the amended site access and the off-site highway works has been submitted to, and approved by, the Local Planning Authority. Works shall include, but not be exclusive to, the construction of the new vehicular access onto Longsight Road to the highway authority's specification, reinstatement of the redundant dropped crossings to footway with full height kerbs, including full height drainage kerbs where necessary, and a street lighting assessment.

Thereafter, the development shall not be occupied until all the highway works have been constructed and completed in accordance with the approved scheme.

Reason: In order to satisfy that the final details of the highway scheme/ works are acceptable before work commences on site.

6. No development shall take place, including any works of demolition or clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall provide for:

The parking of vehicles of site operatives and visitors;
The loading and unloading of plant and materials;
The storage of plant and materials used in constructing the development;
Wheel washing facilities and means of mechanical road sweeping;
Measures to control the emissions of dust and dirt during construction;
A scheme for recycling/ disposing of waste resulting from demolition and construction works;
Details of working hours;
Timing of deliveries;
Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

The approved Construction Method Statement shall be adhered to throughout the construction period of the development.

Reason: In the interest of highway safety.

7. Prior to first occupation of the development hereby approved, visibility splays shall be provided at the new access onto Longsight Road as shown on drawings J000704-VIS101a and J000704-VIS102a, dated 11th June 2026 and prepared by Focus Transport Planning. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety and to ensure adequate inter-visibility between highway users at the site access.

8. Prior to first occupation of the dwelling hereby approved, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard bound material.

Reason: In the interest of highway safety and to prevent loose surface materials from being carried onto the public highway network.

9. Prior to first occupation of the development hereby approved, the parking and manoeuvring areas shown on the amended 'Proposed Layout Plan' (dwg no. PL1.06_C) shall be constructed, laid out and surfaced in a bound material and thereafter remain available for the parking of vehicles and free from obstructions in perpetuity.

Reason: In the interest of highway safety and to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

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10. The development hereby approved shall be carried out in accordance with recommendations outlined in Section 4 of the submitted Preliminary Ecological Appraisal, dated August 2025, and Bat Activity Survey Results Report, dated September 2025, prepared by Pennine Ecological.

For the avoidance of doubt, a compensatory bat and bird box shall be installed within the site during the construction stage of the development and retained thereafter.

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

11. No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/ illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/ pollution and shall include details to demonstrate how artificial illuminations of important wildlife habitats is minimised/ mitigated.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/ roosting/ nesting behaviour of protected species and species of conservation concern.

12. No development, including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird breeding season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to and approved in writing by the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of important or conservation concern from the potential impacts of the development.

13. All tree work/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment with Arboricultural Method Statement dated October 2026, Tree Protection Plan (dwg no. TPP.14135 Rev 02) and British Standard BS 5837:2012.

The specified tree protection measures shall remain in place throughout the construction phase of the development.

Reason: To protect trees/ hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

14. The landscaping scheme detailed on drawing 'Proposed Landscape Plan' (dwg no. PL1.08_C) shall be carried out within 12 months of the dwellinghouse first being occupied. The landscaped areas shall be retained thereafter and any trees or shrubs removed, dying, severely damaged or seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

15. No development shall commence until a detailed surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s) directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

Details of whether the site is greenfield or previously developed land in terms of drainage;
Assessment of the hierarchy of drainage options;
Details of the contributing area;
Restricted discharge rate;
On-site surface water storage;
Allowances for climate change and urban creep;
Above ground, multifunctional SuDS components;
Arrangement for management and maintenance.

The sustainable drainage strategy shall be implemented in accordance with the approved details prior to first occupation of the development and retained thereafter.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

16. The development shall be carried out in accordance with the land levels indicated on amended drawings 'Proposed Lower Ground and Ground Floor Plans' (dwg no. PL1.04_C) and 'Site Sections' (dwg no. PL3.01_C). No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to the characteristics of the area.

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17. Prior to the commencement of development, a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority.

If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and the potential for contamination must be addressed in order to safeguard future occupants of the development

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.
5. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 27B), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the new vehicular access to Longsight Road to the highway authority's specification, reinstatement of the redundant dropped crossings to footway to the highway authority's specification with full height kerbs, including full height drainage kerbs where necessary, and a street lighting assessment. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 1236780 or by email on developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.
6. It is recommended that soil assessment be undertaken by a competent person to determine whether the soil is shrinkable, and that foundation design is undertaken in line with detailed guidance given in the National House Building Council publication Building near trees, Chapter 4.2. Considerations should be given by a suitably qualified professional to how the proposed tree removal may affect soil conditions and the stability of any future foundations. Post development, it is recommended that a detailed tree risk assessment is undertaken to identify any potential hazards obscured during the initial tree survey. This should be used to

inform an arboricultural management strategy, with trees inspected regularly for safety and management by a suitably qualified arboriculturalist.

7. The planning permission is subject to a self-build unilateral undertaking legal agreement dated 27th July 2026.

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.

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