



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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

My reference: 3/2026/0364  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 16 June 2026

Location: Markhor, Eaves Hall Lane, West Bradford, BB7 3JG.

Proposal: Approval of details reserved by conditions 16 (protected species mitigation licence), 20 (construction method statement) and 25 (SW drainage strategy) from planning permission 3/2026/0071.

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

**Condition 16 (Protected Species Mitigation License)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Natural England Reference 2026-89993-EPS-MIT 27/04/2026

The actions, methods, timings, mitigation measures and conditions of the Bat Mitigation Class License shall be fully implemented and adhered to throughout the construction phase and thereafter throughout the lifetime of the development.

**Condition 20 (Construction method statement)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Construction Method Statement - JC Quality Construction Ltd

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

**Condition 25 (SW drainage strategy)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Drainage Report Job No. 7125 - Rev. A 01.05.2026
- Proposed Site Plan - Scheme 3 Drainage Proposal Drawing No: 7125 - P17 Rev A

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**

Applicant:  
Carley Huskisson  
Markhor  
Eaves Hall Lane  
West Bradford  
Clitheroe  
BB7 3JG

Agent:  
Mr John Willcock  
6 Vicarage Close  
Clitheroe  
BB7 2RN

### **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.
- 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

**APPLICATION NO.** 3/2026/0364

**DECISION DATE: 12 June 2026**

---

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.