



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

Mr James Ireland
Tanglewood 253 Colne Road
Sough
BB18 6SY

Agent
Neil Jones
NL Jones Planning
Duke House Business Hub
Duke Street
Skipton
BD23 2HQ

My reference: 3/2026/0404
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 10 July 2026

Location: Bomber Farm, Skipton Road, Gisburn, BB7 4HP.

Proposal: Approval of details reserved by conditions 9 (Boundary Treatments) and 11 (Landscaping Scheme) on planning permission 3/2023/0054.

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

APPLICATION NO. 3/2026/0404

DECISION DATE: 10 July 2026

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

- (Amended) Boundary Treatments 2-7-26: Detail A Section 1:50 / Elevation 1:50, Detail B Section 1:50 / Elevation 1:50, Plan 1:500 (received 08.07.2026)

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

Condition 11 (Landscaping scheme) is partially discharged insofar that the submitted details are considered acceptable as follows:

- (Amended) Hard + Soft Landscaping Plan 1:500 2-7-26 (received 08.07.2026)

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.

Yours faithfully,

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING