



ROMAN SUMMER

Department of Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: G1121/ConditionsA
Date: 5th June 2026

Dear Sir/Madam,

PHYNIS FARM, CATLOW ROAD, SLAIDBURN, CLITHEROE, BB7 3AQ
APPLICATION SEEKING DISCHARGE OF CONDITIONS 3, 4, 5, 9, 10, 14, 20 AND 21 OF
3/2023/0056

We are instructed by Phynis Limited to submit this application seeking the discharge of the above conditions attached to permission 3/2023/0056 as approved on 16th June 2023 for the following development:

Proposed conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard.

In the recent past, we are aware that three subsequent approvals have been granted, as below:

Non Material Amendment ref: 3/2024/0017 – approved 04/04/2024 – in respect of the repositioning the proposed passing places on the access track.

Non Material Amendment ref: 3/2026/0199 – approved on 17 April 2026 - to amend the wording of Conditions 13 (protected species licence), 14 (details of bat and bird boxes) and 21 (archaeological building record) to allow for the works to create visibility splays and passing places [as already carried out] before the conditions are discharged.

Lawful Development Certificate ref: 3/2026/0228 – issued on 24 April 2026 - confirming that planning permission 3/2023/0056 has been lawfully implemented.

Conditions discharged to date:

We are also aware that Condition 15 (scheme for the construction of off-site highway works) was discharged under application 3/2023/0892 on 24/04/2024.



Application Content

This application is supported by the following:

- Application form
- This covering letter
- Drawing 1541-010 - Site Location Plan
- The information cited below

Conditions subject of this Application

Condition 3 requires:

Notwithstanding any description of materials in the application and the requirements of Condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

To facilitate the discharge of this condition we enclose:

- Part 3 of Condition Discharge Document (Habitat Architecture)
- Appendix 1 - Greys Roofing Product brochure

Condition 4 requires:

All windows and doors shall be of timber construction and full details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, reveal, and means of opening together with any finished treatment. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

To facilitate the discharge of this condition we enclose:

- Part 4 of Condition Discharge Document (Habitat Architecture)
- Drawing PL4.01 – Proposed Window Detail



Condition 5 requires:

All window/door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills, lintels and any steps shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

To facilitate the discharge of this condition we enclose:

- Drawing PL4.06 – Cills and Heads

Condition 9 requires:

The residential curtilages hereby approved shall solely relate to the areas within the confines of the red edges as indicated on (Amended) Site Plan As Proposed Drawing No: 1541-009 A 16.05.23. No extension of the residential curtilages shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

*Prior to first use of the dwellings hereby approved, **details regarding the alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates** to enclose the identified residential curtilages shall be submitted to and approved in writing by the Local Planning Authority.*

The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

To facilitate the part of the condition requiring boundary treatment details we enclose:

- Drawing PL4.02 – Proposed Boundary Treatment

Condition 10 requires:

No external lighting shall be installed on the dwellings 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 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 illumination of important wildlife habitats is minimised/mitigated.

To facilitate the discharge of this condition we enclose:

- Part 6 of Condition Discharge Document (Habitat Architecture)
- Drawing PL4.03 – Proposed External Lighting Plan

Condition 14 requires:

No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

To facilitate the discharge of this condition we enclose:

- Part 7 of Condition Discharge Document (Habitat Architecture)
- Drawing PL4.04 – Proposed Ecology Enhancement Plan

Condition 20 requires:

No dwelling hereby permitted shall be occupied until a cycle storage plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

To facilitate the discharge of this condition we enclose:

- Part 8 of Condition Discharge Document (Habitat Architecture)
- Drawing PL4.5 – Proposed Cycle Storage Plan



Condition 21 requires:

No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. A copy of the resulting report shall be submitted to the Lancashire Historic Environment Record prior to the consented development coming into use.

To facilitate the discharge of this condition we enclose:

- Project Design (Formerly Written Scheme of Investigation) : Historic Building Recording, Level 3 (ARS Ltd)

We look forward to receipt of confirmation and validation of this application, and if the LPA has any queries or requires any further information, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director