

a.l.h. design services,

barley cottage, brewery street, longridge, lancs, pr3 3nb, tel [REDACTED]
consultants & designers: **a.t. lloyd-haydock.**

FTAO The Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: 0772/93
Your ref :3/2025/0930
Date : 6 November 2025

Job Title : Proposed erection of 3No self-build agricultural workers dwellings with access and parking

Dear Sir/Madam,

I am writing to formally request the discharge of planning conditions attached to the above planning permission.

The conditions I wish to discharge are as follows:

- Condition 03 The materials to be used on the external surfaces of the development as indicated on Proposed Plans, Elevations & Sections PRO 001 rev D, and PRO 002 rev D and shall thereafter be implemented as such. (see amended plans and elevations)

Render colour will be k rend ash white

Stone will be natural reclaimed sandstone sourced locally

All gutters and rainwater pipes will be black in either aluminium or plastic with black plastic fascias and soffits

Any roofing will be in blue slate

All timber frames inc doors and windows will be in farrow and ball French grey

Cut stone heads and stooled and weathered cills

- Condition 5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken until details of ecology mitigation, including a specification and location of 1 no. bat and 1 no. bird box to be attached to each dwellinghouses has been submitted to and approved in writing by the Council.

see attached drawing CON 001

- Condition 6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) 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.

See attached drawing LEV 001

- Condition 7. Prior to the commencement of development, including any works of demolition or site clearance, a Construction Management Plan (CMP) or Construction Method Statement (CMS) shall be submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

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See attached CEMP report

- Condition 8. Prior to the commencement of any works, including any works of demolition or site clearance, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters.

See attached Oakshire Phase 2 Intrusive site investigation report

- Condition 9. Notwithstanding the submitted details, prior to their installation details of the proposed roof mounted Photovoltaic Panels (including section details) shall 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.

see attached drawing CON 001 and photovoltaic data sheet

- Condition 11. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

See attached CEMP report

- Condition 19. No external lighting shall be installed on any structure hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority.

All external lighting will be black up down lights, see attached data sheet for Wad lighting and drawing CON 001

In support of this application, please find enclosed the relevant documentation and evidence demonstrating compliance with each condition, including:

- "Photos of Material samples, "Drainage layout and strategy, Environmental Desk study and Phase 2 remediation statement and results, amended plans and elevations, section drawings, "Construction method statement.

The application fee of £298.00 has been paid via online portal.

I would be grateful if you could confirm receipt of this request and advise when the conditions are likely to be formally discharged. Should you require any further information or clarification, please do not hesitate to contact me using the details above.

Yours faithfully,

[REDACTED]

Mr. A.T. Lloyd-Haydock,
on behalf of,
A.L.H. Design Services.

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Cc Mr A. Wilkinson, client