



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2026/0437
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 23 July 2026

Location: Bolton Fold Farm Alston Lane Longridge PR3 3BN

Proposal: Approval of details reserved by conditions 3 (materials), 5 (ecology mitigation), 6 (ground and floor levels), 7 (Construction Management Plan), 8 (land contamination Investigation), 9 (details of solar panels), and 19 (external lighting) of planning permission 3/2025/0930.

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

Condition 3 is partially discharged insofar that the external materials of construction, namely:

Amended Materials Schedule received 22 July 2026

has been assessed as being acceptable. In order for the condition to be discharged in full, the development is required to be implemented in strict accordance with the approved details.

Condition 5 is partially discharged insofar that the ecology mitigation, namely:

- Ibstock Bat Box details (Type B and C)
- Ibstock Sparrow Box details
- Bat and Bird Box locations drawing ref: CON 001

have been assessed as being acceptable. In order for the condition to be discharged in full, the development is required to be implemented in strict accordance with the approved details.

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Condition 6 is partially discharged insofar that the ground levels, namely:

- Finished floor levels drawing ref: LEV 001

has been assessed as being acceptable. In order for the condition to be discharged in full, the development is required to be implemented in strict accordance with the approved details.

Condition 7 is partially discharged insofar that the Construction Management Plan, namely:

- Construction Management Plan dated April 2026

has been assessed as being acceptable. In order for the condition to be discharged in full, the approved details shall be adhered to throughout the construction period for the development.

Condition 8 is partially discharged insofar that the Land Contamination Investigation, namely:

- Phase 2 Intrusive Site Investigation Report dated 7 June 2026 by Oakshire Environmental

have been assessed as being acceptable. In order for the condition to be discharged in full, if any if visible or olfactory evidence of contamination is identified during excavations at the site, work should cease in order to allow further investigation to be carried out and if any further investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA.

Condition 9 is partially discharged insofar that the details of solar panels, namely:

- Marley SolarTile 410Wp photovoltaic panels

has been assessed as being acceptable. In order for the condition to be discharged in full, the development is required to be implemented in strict accordance with the approved details.

Condition 19 is partially discharged insofar that the external materials of construction, namely:

- Knightbridge - 230V IP65 2 x 6W LED Adjustable Up and Down Wall Light Black - 3000K as indicated on drawing ref: CON 001

have been assessed as being acceptable. In order for the condition to be discharged in full, the development is required to be implemented in strict accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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DECISION DATE: 23 July 2026

Applicant:

Mr Stuart and Mr Andrew Forshaw
Bolton Fold Farm
Alston Lane
Longridge
Preston
PR3 3BN

Agent:

Mr A Lloyd-Haydock
ALH Design Services
Barley Cottage
Longridge
Preston
PR3 3NB

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 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.