

30th July 2026

Project/File: 333100638/A5/NK

VIA PLANNING PORTAL ONLY

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

Dear Sir / Madam,

Reference: APPLICATION TO DISCHARGE CONDITION 21 ATTACHED TO PLANNING PERMISSION REFERENCE 3/2017/0232.

On behalf of our client BDW Trading Limited ('the Applicant'), we hereby submit a discharge of condition application in relation to Condition 21 (Bird and Bat Boxes) attached to planning permission reference 3/2017/0232 at Land East of Chipping Lane, Longridge ('the Site') which was granted planning permission on 12th June 2017.

This Application is accompanied by the following documents and plans:

- Application Forms;
- Application Fee; and
- Bat and Bird Box Location Plan (ref. 459-BBP01).

Background

Outline planning permission was granted in October 2015 for the development of up to 363 homes (reference: 3/2014/0764) on the wider site.

Following the grant of outline permission, a subsequent application was submitted which sought to vary condition 8 (drainage) of permission 3/2014/0764 which was granted on 12th June 2017 (ref. 3/2017/0232).

An application for the approval of reserved matters for Phase 1 comprising of 118 dwellings was approved on 7th September 2016 (ref. 3/2016/0193). However, this was never implemented.

A subsequent application for the approval of reserved matters for Phase 1 comprising of 124 dwellings was later approved by the Council on 14th August 2018 (ref. 3/2018/0404). Phase 1 has now been implemented in accordance with the reserved matters and outline consent.

Design with community in mind

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An application for the approval of reserved matters for Phases 2 and 3, comprising of 193 dwellings, was approved on 12th April 2019 (reference: 3/2018/0975). A Section 73 application to amend condition 1 of permission 3/2018/0975 for plot and house type substitutions was later granted on 9th June 2021 (reference: 3/2021/0010).

Planning permission has been granted on 3rd April 2023 for a 're-plan area' within Phases 2 and 3 which includes plot substitutions and an increase in dwellings from 42 to 47 (ref. 3/2021/1134) – therefore increasing the total number of dwellings in Phases 2 and 3 to 198.

There were 25 conditions attached to outline planning permission reference 3/2017/0232, and the purpose of this application is to discharge Condition 21 (bird and bat boxes) of that consent.

In 2016, the Applicant submitted an application (ref. 3/2016/1061) which looked to discharge several conditions attached to planning permission 3/2017/0232. The report submitted as part of the application prepared by Tyler Grange (ref. 2001_R14_HC_LP) addressed Condition 21 for Phase 1 of the development. The application was approved in September 2017, and Condition 21 was partially discharged in respect of Phase 1.

This application relates to condition 21 for the remaining phases (2 and 3) of the development.

Conditions

Condition 21 (Bird and Bat Boxes)

Condition 21 attached to permission reference 3/2017/0232 states:

“Prior to commencement of development within a phase, details of the provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites for that phase shall be 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 plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. 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 incorporated during the actual construction of those individual dwellings identified on the submitted plan and made available for use before each such dwelling is first occupied unless otherwise agreed in writing by the Local Planning Authority.”

The Applicant has submitted the accompanying plan (drawing no. 459-BBP01) which identifies the locations where bird and bat boxes have been installed on Site within Phase 2 and 3. The plan identifies the installation of 63no. Bird Boxes and 59no. Bat Boxes on Site. The application is therefore retrospective.

All other pre-commencement conditions on the application have now been discharged by the Council, with the exception of Condition 8 (attached to planning permission ref. 3/2017/0232) for which, the Applicant has submitted a Section 73 (minor material amendment) application to the Council, that is currently being determined (ref. 3/2024/0477).

On the basis of the information submitted, we request that Condition 21 is discharged in full.

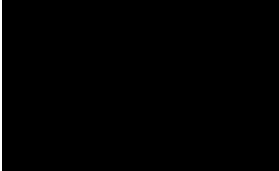
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Summary

We trust the above information is sufficient to be able to determine the application. If, however, you require anything further, please do not hesitate to contact me.

Yours sincerely,

STANTEC UK LIMITED



Nayal Khawaja
Planner