



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

Our Ref: G1121/ConditionsB
Date: 30th August 2026

Dear Sir/Madam,

PHYNIS FARM, CATLOW ROAD, SLAIDBURN, CLITHEROE, BB7 3AQ
APPLICATION SEEKING DISCHARGE OF CONDITION 13 OF 3/2023/0056

We are instructed by Phynis Limited to submit this application seeking the discharge of the above condition 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.

Condition 13

The wording of Condition 13 was amended pursuant to NMA application 3/2026/0199 approved on 17 April 2026 and now reads as below:

‘Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal, save for the provision of the approved visibility splays and passing places, shall commence or be undertaken on site until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.’

To facilitate the discharge of this condition we enclose:

- Natural England Licence Reference: 2026-90992-EPS-MIT
- The licence covering email below from Natural England



From: Jonathan Moss [REDACTED]

Date: 24 August 2026 at 17:48:12 BST

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: EPS Mitigation licence - Granted - 2026-90992-EPS-MIT

Dear Curtis Johnstone,
Cc: Clare Lusher & Alice Helyar,

European Protected Species Mitigation Licence – Phynis Farm, Catlow Road, Slaidburn, Clitheroe, Lancashire, BB7 3AQ

Please see Important Information about your licence below.

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

Your application for a protected species licence: has been **GRANTED**.

Your Licence numbered **2026-90992-EPS-MIT** is attached and it is valid from **24/08/2026 to 31/08/2031**.

It is a condition of your licence to submit an interim report on the following dates: N/A

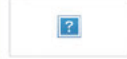
Please also ensure that you submit all necessary Report of Action information which is due 14 days after expiry of your licence on **14/09/2031**, a Report of Action template can be found on .GOV.UK, for some licence types you may be able to submit this via an online form provided on .GOV.UK. <https://www.gov.uk/government/publications/report-your-actions-under-a-european-protected-species-licence>

Please read the detail of your licence carefully to ensure that you comply with the licence terms and conditions. Particular attention should be paid to the number and species stated on the licence documents as this may differ to what was requested. Also, should this licence be a modification then the new licensed figure excludes any animals permitted to be captured/taken/disturbed/transported etc on your previous licence and a modified licence replaces your previous licence.



The licence should be used in conjunction with the current delivery information and made available on site if required for inspection. It is the licensee's responsibility to ensure that the named ecologist has a copy of the latest documents, which form part of the licence.

Please note that any figures/maps submitted as part of the licence application are not sent back to the licensee/named consultant with any licence granted. Anyone working under a licence must however comply with those figures/maps specified (dated and referenced) in the conditions of the licence.



Confirmation of Natural England charges

In our acknowledgement email sent to you on **09/07/2026**, we confirmed that your licence application will be:

- **Subject to a fixed fee of £500**, Natural England will send an invoice to the person named on the application form under the section relating to charging.

Charges, where applicable, are reflective of the costs that Natural England have incurred in evaluating the application from the point of the original application being submitted and any subsequent re-submissions. Refer to the full terms and conditions for more detail <https://www.gov.uk/government/publications/terms-and-conditions-for-paying-for-a-wildlife-licence/terms-and-conditions-for-payment-for-the-issue-of-wildlife-licences>



Please ensure that you have read and understand all of the conditions and notes applicable to the licence, and that you comply with them at all times.

Failure to do so could result in you committing an offence. Please note that most wildlife offences carry a maximum penalty not exceeding level 5 on the standard scale (currently £5000) and/or 6 months in prison.

Should you wish to modify your licence please see document submission checklist below.

Please ensure that you have read and understand all of the conditions and notes applicable to the licence, and that you comply with them at all times.

Failure to do so could result in you committing an offence. Please note that most wildlife offences carry a maximum penalty not exceeding level 5 on the standard scale (currently £5000) and/or 6 months in prison.

Should you wish to modify your licence please see document submission checklist below.

We would welcome your feedback on the licence application process, please see the following link <https://www.gov.uk/government/organisations/natural-england/about-our-services#feedback-and-complaints>

This correspondence has been sent to the licensee and ecologist only.

If you have any queries, please email eps.mitigation@naturalengland.org.uk or call 0300 060 3900, quoting the above reference number.

Regards

Jon Moss
Wildlife Licensing Officer
Delivery Team Central
Natural England Wildlife Licensing Service (NEWLS)

Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH



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



Director