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| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| Department of Development |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk |  |
| Town and Country Planning Act 1990 |  |  |
| Approval of details reserved by condition |
| **APPLICATION NO:** | 3/2023/0853 |  |  |  |
| **DECISION DATE:** | 14 June 2024 |  |  |  |
| **DATE RECEIVED:** | 26/10/2023 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Glen HodsonHodson Homes20 Wood Beech GardensClayton Le WoodsChorleyPR6 7FH­­­­­­­­­­­­­­­­­­­­­­­­­­­­ |  |  |
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| **DEVELOPMENT PROPOSED:** | Approval of details reserved by conditions 4 (external finishes), 5b (landscape plan), 12 (Electric Vehicle Charging Points), 19 (external lighting) and 20 (bat and bird boxes) of planning permission 3/2022/0568. |
| **AT:** | Land to rear of Malt Kiln House Malt Kiln Brow Chipping PR3 2GP |
| I write in response to your application to discharge the conditions pursuant to planning approval  |
| In respect of **condition 4** (external finishes) the following details are agreed:-Photographs of natural stone, stone window surround, windows, roof tiles, guttering, downpipes and bargeboards |
| In respect of **condition 5b** (landscape plan) the following details are approved:-Hard Landscaping, Soft Landscaping & Boundary Treatment Layout LAN/BND/P01 Rev EP.T.O. |
| In respect of **condition 12** (Electric Vehicle Charging Points) the following details are approved:-Fast Charging Solo 3 - Home Datasheet (Pod Point)Photograph of Pod Point charging pointPlot 1 - Proposed Ground Floor Plan HTC1/W01Plot 2 - Setting Out Plan and Ground Floor Plan PL02/W01Plot 3 - Setting Out Plan and Ground Floor Plan PL03/W01 Rev APlot 4 - Proposed Ground Floor Plan HTC4/W01In respect of **condition 19** (external lighting) the following details are agreed:-Proposed External & Building Lighting Plan MKB/P15 Rev GPhotographs of Building Lights and Ground Mounted LightsIn respect of **condition 20** (bat and bird boxes) the following details are agreed:-Bat and Bird Box Locations MKB/BB01 |

The conditions can only be partially discharged at this stage insofar that the conditions require the approved details be implemented within the development and, in the case of some conditions, retained thereafter.

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| Nicola Hopkins**NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |