

Ribble Valley Borough Council

Council offices

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CLITHEROE

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My reference: 3/2024/0293

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Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Date: 12 June 2024

Location: Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT

Proposal: Approval of details reserved by conditions 4 (construction traffic management plan), 6 (landscaping and maintenance scheme), 8 (Sustainable Drainage Scheme) 9 (drainage maintenance and management plan) and 11 (proposed landscaping) of planning permission 3/2023/0509.

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

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| Condition 4 (Construction traffic management plan) is partially discharged insofar that the submitted details are considered acceptable as follows:  Construction Management Plan April 2024 Job Number 22-1402  24 0293 CMP Appendix 1  The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.  P.T.O. |
| Condition 6 (Landscaping and maintenance scheme) is partially discharged insofar that the submitted details are considered acceptable as follows:  (Amended) Landscape Management Plan updated May 2024 (received 29.05.2024)  The approved landscaping scheme shall be implemented prior to occupation of the holiday lodges and camping pods, and the approved maintenance scheme shall remain in place for the lifetime of the development.  Condition 8 (Sustainable drainage scheme) is partially discharged insofar that the submitted details are considered acceptable as follows:  24 0293 Drainage Supporting Information ref: A4011-LD-01  The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.  Condition 9 (Drainage maintenance and management plan) is partially discharged insofar that the submitted details are considered acceptable as follows:  24 0293 Drainage Supporting Information ref: A4011-LD-01  The development shall be implemented and maintained in accordance with the approved details in order to satisfy the condition in full.    Condition 11 (Landscaping) is partially discharged insofar that the submitted details are considered acceptable as follows:  Detailed landscape proposals Drawing No: c-2217-01  The development shall be carried out in accordance with the approved details along with the requirement that any trees which die, are removed or become seriously damaged within 5 years are to be replaced, in order to satisfy the condition in full. |
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Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Mr N MacDonald

Simply Native

Bowland Wild Boar Park

Wardsley Road

Chipping

Preston PR3 2QT P.T.O.

Agent

PWA Planning

2 Lockside Office Park

Lockside Road

Preston

PR2 2YS

**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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.