Gary Hoerty Associates

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[redacted]

9 October 2026

Our Ref: Rid/1216/3795/GH

Planning & Development Control
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Dear Sirs

Re: Our client – Mrs M Riding, [redacted] Outline planning application (with all matters reserved except for access) for the demolition of a redundant water tower and valve house and the erection of one detached self-build dwelling and a detached garage on land off Vicarage Lane, Wilpshire, Blackburn.

We have submitted a full planning application for the above-mentioned development via the Planning Portal (Reference PP-15286371).

The application is accompanied by the planning application form, location plan, existing and proposed site plans, a Planning Statement, a Noise Assessment, a Preliminary Bat Roost Assessment Report, an Arboricultural Impact Assessment and Arboricultural Method Statement and a draft Unilateral Undertaking.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required please will you let us know at your earliest convenience. Otherwise, we look forward to receiving confirmation of the validation of the application and details of the officer appointed to deal with it.

Yours faithfully

[redacted]

Gary Hoerty
Encl'

CC. Mrs S Riding