RIBBLE VALLEY
BOROUGH COUNCIL

For office use only
Application No.
Date received
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

8-9

Address Line 1

Stoneygate Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Ribchester

Postcode

PR3 2ZS

Description of site location must be completed if postcode is not known:

Easting (x)

364604

Northing (y)

437583

Description

Applicant Details

Name/Company

Title

Mr

First name

P

Surname

Bell

Company Name

Address

Address line 1

8-9 Stoneygate Lane

Address line 2

Address line 3

Town/City

Ribchester

County

Lancashire

Country

Postcode

PR3 2ZS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Bamber

Company Name

PGB Architectural Services LTD

Address

Address line 1

12 Glen Avenue

Address line 2

Knowle Green

Address line 3

Town/City

Preston

County

Country

Postcode

PR3 2ZQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Approval of details reserved by condition 4 (Landscaping), 5 (Habitat Plan), 8 (Storage), 10 (BNG), 12 (Method Statement) of planning permission 3/2025/0153

Reference number

3/2025/0463

Date of decision (date must be pre-application submission)

22/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4, 5, 8, 10 & 12

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

23/07/2025

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

25/02/2026

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Dear Sir/Madam,

Application under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015
Re: Request to discharge Conditions 4, 5, 8, 10 and 12 in full

I hereby submit a grouped application seeking full discharge of the following conditions attached to the above planning permission:

Condition 4 – Landscaping

Condition 5 – Habitat Management & Monitoring Plan

Condition 8 – Manure Storage

Condition 10 – Biodiversity Gain Plan (Statutory Biodiversity Condition)

Condition 12 – Method Statement (Amphibians, Bird & Bat Boxes)

The Local Planning Authority has previously confirmed that each condition was partially discharged, with the submitted details deemed acceptable. All physical works required by these conditions have now been fully implemented on site in accordance with the approved details.

I therefore request that the remaining “implementation and retention” elements of each condition be formally discharged.

Condition-by-Condition Compliance Summary
Condition 4 – Landscaping
Implemented fully in accordance with Planting/Landscaping Scheme (Drawing P005).
All planting has been completed and is now established.
Photographs enclosed.

Condition 5 – Habitat Management & Monitoring Plan
Implemented in full in accordance with:
Knight Sky Ecology – Habitat Management & Monitoring Plan (ref: KSE_203_02, June 2025).
All habitat creation and enhancement measures have been completed.
As noted by the LPA, the habitat gain is “non-significant” and no active monitoring is required.
Photographs enclosed.

Condition 8 – Manure Storage
Implemented in full in accordance with the approved details:

Horses bedded on sawdust/shavings

Absorbent bedding preventing liquid run-off

Used bedding and manure stored in 6-tonne high-sided covered tipping trailer (Drawing P005)

Trailer emptied every 4 weeks by local farmers for spreading
Photographs enclosed.

Condition 10 – Biodiversity Gain Plan (Statutory Biodiversity Condition)
Implemented in full in accordance with:
Biodiversity Gain Plan dated 2 June 2025
All biodiversity measures have been delivered on site.
Photographs enclosed.

Condition 12 – Method Statement (Amphibians, Bird & Bat Boxes)
Implemented in full in accordance with:

Technical Note: Reasonable Avoidance Method Statement (Amphibians)

Bird & Bat Box Scheme
All boxes installed and avoidance measures completed.
Photographs enclosed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Peter Bamber

Date

19/10/2026