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 to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

368735

Northing (y)

433298

Description

A former water tower and valve house located on land off Vicarage Lane

Applicant Details

Name/Company

Title

Mrs

First name

Margaret

Surname

Riding

Company Name

Address

Address line 1

17 Beech Grove

Address line 2

Darwen

Address line 3

Town/City

Blackburn

County

Country

Postcode

BB3 0AP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Gary

Surname

Hoerty

Company Name

Gary Hoerty Associates

Address

Address line 1

Suite 9

Address line 2

Grindleton Business Centre

Address line 3

The Spinney, Grindleton

Town/City

Clitheroe

County

Country

GB

Postcode

BB7 4DH

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Proposed Demolition Works

Please describe the building(s) to be demolished

The buildings to be demolished are a redundant circular concrete water tower and a brick-built valve house, plans and elevations of the buildings accompany the application.

Please state the reasons why demolition needs to take place

The buildings are redundant and the applicant has submitted an outline planning application on adjoining land with a commitment to demolish these buildings and reinstate the site to grassland.

Please describe the proposed method of demolition

An excavator will be used to demolish the buildings

How and where would spoil/rubble be disposed of?

The rubble will be crushed on site, and part will be used as hardcore on site with the surplus being disposed of offsite.

Please provide details of the proposed restoration of the site

the buildings will be demolished and all foundations to a depth of 450mm removed and clean topsoil will be spread over the site and re-seeded

When do you expect the works to commence (date must be post application submission)?

01/06/2027

When do you expect the works to be completed (date must be post application submission)?

01/06/2028

Are there any public Rights of Way within the site or immediately adjoining the site?

- [x] Yes
- [ ] No

Is redevelopment or rebuilding proposed at a later date?

- [x] Yes
- [ ] No

Does the proposal involve the felling or pruning of any tree(s)?

- [ ] Yes
- [x] No

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Prior Approval: Demolition of building 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.

- [x] I / We agree to the outlined declaration

Signed

Gary Hoerty

Date

27/10/2026