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27 October 2026

Our Ref: Rid/1216/3902/GH

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

Dear Sirs

Re: Our client – Mrs M Riding, 17 Beech Grove, Darwen, BB3 0AP. Prior notification application for the demolition of a redundant water tower and valve house 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-15328034).

We have submitted an outline planning application for the erection of a self-build dwelling on land adjacent to a redundant water tower and valve house and a spart of that application we have referred to the demolition of the water tower and valve house, as the demolition work cannot be approved as part of an outline application we are submitting this prior notification application for the demolition work to be considered alongside the outline application. We anticipate that if this application is approved the demolition of the water tower and valve house will be conditioned if the development of the self-build dwelling is approved.

The application is accompanied by the planning application form, location plan, site plan and plans and elevations of the buildings to be demolished, a Preliminary Bat Roost Assessment Report and an Arboricultural Impact Assessment and Arboricultural Method Statement.

We trust that the Council has all the information that they need 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

G Hoerty

Gary Hoerty
Encl'

CC. Mrs S Riding