

Ribble Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref:** NO/2022/114444/01-L01  
**Your ref:** 3/2022/0396  
**Date:** 09 May 2022

Dear Sir/Madam

**VARIATION OF CONDITION 2 (PLANS) OF PLANNING APPLICATION 3/2020/0544, TO REFLECT THE UPDATED LAYOUT AND CHANGE OF LODGE TYPE. CONDITIONS 3, 4, 5, 12, 14, 15, 16, 19, 22 TO BE VARIED AS ADDITIONAL INFORMATION INCLUDED WITHIN APPLICATION TO ALLOW CONDITION TO BE DISCHARGED. RESUBMISSION OF 3/2021/1020. EAVES HALL, MOOR LANE, WEST BRADFORD, BB7 3JG.**

Thank you for consulting us on the above application which we received 28 April 2022.

**Environment Agency position**

We have no objection to the variation of the plans as proposed, however we note that the decision to potentially use non-mains drainage on this site has still not been addressed by the applicant.

We therefore refer you to our previous responses for this development dated 28 September 2020 and 19 October 2021.

We would also take the opportunity to remind the applicant of the foul drainage hierarchy for new developments that must be followed. If they are able to demonstrate that it is not practical to connect to the adjacent mains sewer, the use of non-mains drainage may necessitate the application for a permit from the Environment Agency, for which they should contact us at their earliest opportunity.

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

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