

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

Our ref: CE/2007/101068/01-L01
Your ref: 3/2007/0964
Date: 11 December 2007

Dear Sir/Madam

**PROPOSED B1 OFFICE DEVELOPMENT (REVISION TO APPROVED MATTERS APPLICATION)
BARROW BROOK, OFF A59, BARROW, CLITHEROE**

Thank you for referring the above application which was received on 26 November 2007.

We **OBJECT** to the proposed development as submitted on the following grounds:-

The proposed layout illustrated on drawing number 1302/114E, as prepared by Craven Design Partnership and dated June 2007, appears to indicate that Unit A on both site 1 and site 2, the car park on site 2 and some car parking on site 1 are as close as 3 metres away from the watercourse flowing along the northern edge of the application site. This would adversely affect the biodiversity value of the aquatic habitat on this site.

We are aware that a different layout has previously been approved under application 3/2002/0878, but that layout appears to show a wider easement between the proposed units and the watercourse based on drawing number 2345/L/002A (Levitt Bernstein). It is our opinion that the previously approved scheme is less damaging to the river corridor than the current proposal.

In order to remove this objection the applicant should submit an amended layout of the buildings and car park in order to preserve a naturally vegetated buffer between any part of the development and the watercourse in order to preserve the integrity of the habitat corridor. The width of this buffer strip should be no less than that approved as part of application 3/2002/0878. The vegetation within this buffer should consist of the existing habitats on the site and not contain introduced non-native landscaping.

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
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Cont/d

If you are minded to approve this application contrary to the above objection, we request that you notify us and allow us to submit any further comments that we may have in relation to the development as proposed.

Please send me a copy of the decision notice.

A copy of this letter has been sent to the applicant/agent

Yours faithfully

Philip Carter
Planning Liaison Officer

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cc Papillion Properties Ltd