

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

Our ref: CE/2009/102334/02-L01
Your ref: 3/2009/0116
Date: 06 July 2009

Dear Sir/Madam

**CHANGE OF USE FROM VACANT GROUND FLOOR RETAIL SHOP (CLASS A1)
TO A SELF CONTAINED 1 BEDROOMED APARTMENT - FURTHER
INFORMATION RECEIVED
78 WATERLOO ROAD, CLITHEROE**

I refer to the above and the additional information which was received on 29 June 2009.

We have reviewed the information as submitted which states that the internal floor level of the proposed development will be raised 300mm above external ground levels. We would normally expect a flood risk assessment to be more detailed with the inclusion of additional flood proofing measures to be incorporated into the development. However, taking into account the nature and scale of the development and the fact that the applicant will raise internal floor levels, we are satisfied that the proposed mitigation measures will reduce the risk as much as practicable in this instance. We therefore **withdraw our objection** to the proposed development providing that any subsequent approval is conditioned as follows:-

CONDITION All finished floor levels shall be set 300mm above external ground levels

REASON To reduce the danger to intended occupants of the building(s) from potential flooding.

We would also recommend that the developer incorporates measures to reduce flood risk and damage as advised in the Department for Communities and Local Government publication 'Improving the Flood Performance of New Buildings' (www.planningportal.gov.uk/uploads/br/flood_performance.pdf).

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

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD.
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Cont/d.

Yours faithfully

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cc Khalid Khan & Associates