

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

Our ref: CE/2009/102791/01-L01
Your ref: 3/2009/0538P
Date: 03 August 2009

Dear Sir/Madam

**PROPOSED REAR SINGLE STOREY EXTENSION
25 KNOWSLEY ROAD, WILPSHIRE**

Thank you for referring the above application which was received on 16 July 2009.

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

The proposal is above a culverted watercourse. Development above culverts is not considered good practice, as it will prejudice future replacement restoration and can restrict necessary access to the watercourse. We cannot control any development over the existing culvert, and we feel this matter should be agreed before the granting of any planning permission. To overcome our concerns, the applicant would need to amend the layout of the proposed development such that there was no new development over the culvert.

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

Notwithstanding the need for any statutory consents or licences, the responsibility for any maintenance and/or repair works to the watercourse rests with the riparian landowner.

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

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

Yours faithfully

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cc J J Taylor MRICS