

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

**Our ref:** CE/2009/103015/02-L02

**Your ref:** 3/2009/0791

**Date:** 20 November 2009

DIRECTOR OF  
DEVELOPMENT

20 NOV 2009

FOR THE  
ATTENTION OF

Dear Sir/Madam

**PROPOSED MIXED USE DEVELOPMENT COMPRISING VOCATIONAL  
LEARNING CENTRE, CHILDREN'S NURSERY, COMMERCIAL ELEMENT, 10  
LIVE/WORK UNITS AND 70 RESIDENTIAL UNITS  
LAND AT BARROW BROOK, BARROW, CLITHEROE**

I refer to the above and our previous response dated 2 November 2009.

We received an email on 19 November 2009 from Alastair Skelton, Steven Abbot Associates querying a condition which we had recommended for a boundary treatment scheme. Whilst we would agree that the scheme can be completed alongside the development, the proposed alternative condition which is on planning permission 3/2007/1144 has no timeframe for the completion of the boundary treatment scheme. We would therefore recommend that the condition is amended as follows to allow the developer to begin work on the site whilst ensuring the scheme is completed within an identified timescale:

**CONDITION** Prior to the commencement of development, a scheme for the boundary treatment adjacent to the watercourse shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of the timing and phasing of the proposed works, and shall be completed in accordance with the approved plans.

**REASON** To preserve the integrity of the habitat corridor provided by the watercourse.

Please note that the other conditions and recommendations made in our previous response are still applicable.

A copy of this letter has also been sent to Steven Abbot Associates.

Yours faithfully

Environment Agency  
PO Box 519, Bamber Bridge, Preston, PR5 8GD  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Cont/d.

**Gemma Jackson**  
**Planning Liaison Officer**

Direct dial 01772 714269

Direct fax 01772 697032

Direct e-mail [gemma.jackson@environment-agency.gov.uk](mailto:gemma.jackson@environment-agency.gov.uk)

cc Steven Abbott Associates Ltd.