

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

Our ref: CE/2011/104988/02-L01
Your ref: 3/2011/0618
Date: 19 December 2011

Dear Sir/Madam

**DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF A
TWO BEDROOM DETACHED COTTAGE DWELLING TO INCLUDE DRIVEWAY
WITH PARKING AND TURNING AREA - FRA RECEIVED
10 THE DENE, HURST GREEN, CLITHEROE**

I refer to the above and the flood risk assessment (FRA) which was received on 29 November 2011.

We have reviewed the FRA as submitted and we are now satisfied that the proposed development will not be at an unacceptable risk of flooding provided that the findings of the FRA are fully implemented.

We therefore **withdraw our objection** to the proposed development.

We strongly 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)

Further advice on preparing for a potential flood can be found via the following website <http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>.

AGENCY INFORMATIVES

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.

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d...

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

Yours faithfully

Gemma Jackson
Planning Liaison Officer

Direct dial 01772 714269

Direct fax 01772 697032

Direct e-mail gemma.jackson@environment-agency.gov.uk

cc Mr Alistair Riley