

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

Our ref: CE/2011/105268/01-L01
Your ref: 3/2011/0662
Date: 16 December 2011

Dear Sir/Madam

**ERECTION OF A RESEARCH & DEVELOPMENT BUILDING
CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE**

I refer to the above application.

We have no objection in principle to the proposed development but recommend that any subsequent planning approval is conditioned as follows:-

CONDITION No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

CONDITION No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON To reduce the increased risk of flooding.

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

Yours faithfully

Philip Carter
Planning Liaison Officer

Direct dial 01772 714219

Direct fax 01772 697032

Direct e-mail philip.carter@environment-agency.gov.uk

cc JWPC Limited