

15 NOV 2011

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

Our ref: CE/2011/105167/01-L01
Your ref: 3/2011/0790
Date: 15 November 2011

Dear Sir/Madam

**PROPOSED CONVERSION OF A REDUNDANT FIELD BARN INTO
RESIDENTIAL USE
JACKSONS BARN SAWLEY ROAD, SAWLEY**

Thank you for referring the above application which was received on 26 October 2011.

We have no objection in principle to the proposed development but wish to make the following comments:-

We have reviewed the Flood Risk Assessment submitted with the application and we are satisfied that the proposed development will not be at an unacceptable risk of flooding providing the findings of the FRA are fully implemented prior to residential occupation of the property.

The application form states that the foul drainage will go to a package treatment plant. Under the terms of the Environmental Permitting Regulations 2010, an Environmental Permit is required from us for any proposed sewage or trade effluent discharge to any inland freshwaters, coastal waters or relevant territorial waters. Domestic effluent discharged from a treatment plant/septic tank is 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

For further guidance the applicant should refer to the following website:

<http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>

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

Yours faithfully

Gemma Jackson
Planning Liaison Officer

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cc Rural Futures (North West) Limited

End