

16 NOV 2011	
FOR THE	
ATTENTION OF	

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

**Our ref:** CE/2011/105168/01-L01

**Your ref:** 3/2011/0822

**Date:** 16 November 2011

Dear Sir/Madam

**DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND  
REMOVAL OF RENDER TO FRONT ELEVATION, REPAIR AND REPOINTING OF  
STONEMWORK; REFURBISHMENT AND EXTENSION TO EXISTING HOTEL TO  
CREATE 9NO. EN-SUITE BEDROOMS, FUNCTION SUITE, BISTRO  
RESTAURANT AND BAR AREA. CHANGE OF USE OF EXISTING BARN TO  
FORM 11 NO. EN-SUITE BEDROOMS ANCILLARY TO THE HOTEL  
ACCOMMODATION, EXTENSION AND REFURBISHMENT OF EXISTING CAR  
PARKING FACILITIES TO CREATE 50 ADDITIONAL SPACES  
TALBOT HOTEL, 5 TALBOT STREET, CHIPPING**

Thank you for referring the above application which was received on 27 October 2011.

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

### **Flood Risk**

The application as submitted was accompanied by the following Flood Risk Assessment (FRA):

Talbot Hotel, Chipping, Level 2 Flood Risk Assessment, Draft Report 2.0,  
Weetwood Environmental Engineering, September 2011.

We have reviewed the FRA and we are satisfied that the proposed development will not be at an unacceptable risk of flooding or increase flood risk elsewhere providing the findings of the FRA are fully implemented.

The FRA states surface water drainage will be discharged to the watercourse and that a drainage scheme should be designed prior to commencement of development. We therefore recommend that any subsequent planning permission is conditioned as

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

follows:

**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.

**Biodiversity**

The proposed site is adjacent to Chipping Brook. We note that the proposed site plan incorporates a 3 metre sewer easement which runs between the watercourse and the development and we are therefore satisfied that the riparian corridor of Chipping Brook should be unaffected by the proposed development.

**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.

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 IWA Architects Ltd