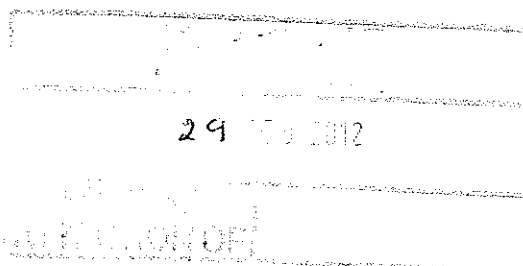


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103315/01-L01

Your ref: 3/2011/1071

Date: 29 February 2012



Dear Sir/Madam

**FULL PLANNING PERMISSION FOR ACCESS, LANDSCAPING AND THE
ERECTION OF 52 NEW BUILD RESIDENTIAL PROPERTIES, THE CONVERSION
OF THE FORMER BARN TO ONE DWELLING UNIT AND REFURBISHMENT OF
EXISTING RESIDENTIAL UNIT (53 CHAPEL HILL)
LAND AT CHAPEL HILL, LONGRIDGE**

Thank you for referring the above application which was received on 9 February 2012.

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

Flood Risk

We have reviewed the Flood Risk Assessment, as submitted and we are satisfied that surface water runoff from the site can be attenuated. Surface water runoff from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding. We therefore recommend the following condition:

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.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and we advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from

a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG)
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS, and is available on both the Environment Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk).

Biodiversity

We are satisfied with the findings of the Ecological Appraisal Report and recommend that the proposed mitigation measures are implemented in full.

Pollution Control

The proposed development lies within 250 metres from the Chapel Hill Quarry, a former landfill site that accepted inert and mixed waste material and there is a known potential for landfill gas to be generated. Developers may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. The local authority's Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development. The following publications provide further advice on the risks from landfill gas and ways of managing these:

Waste Management Paper No 27.

Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991

CIRIA Guidance – C659 'Assessing risks posed by hazardous ground gases to buildings' 2006

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice they will need to contact the Environment Management Team at our Lutra House office on 01772 714182 or look at available guidance on our website <http://www.environment-agency.gov.uk/subjects/waste>.

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to

record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at <http://www.netregs-swmp.co.uk>

For further information or discussion please contact Local Environment Officer - Jason Pusey on 01772 714182

We also recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

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 nnnorthplanning@environment-agency.gov.uk

cc GVA