

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

Our ref: NO/2012/103771/01-L01
Your ref: 3/2012/0413

Date: 07 June 2012

7 JUN 2012

Dear Sir

**APPLICATION FOR THE DISCHARGE OF CONDITION NO 5 (SURFACE
WATER REGULATION SYSTEM) AND CONDITION 6 (SURFACE WATER
DRAINAGE) OF PLANNING PERMISSION 3/3011/0286P
STALWART LODGE, PRIMROSE ROAD, CLITHEROE, LANASHIRE**

Thank you for consulting with us on the above discharge of conditions which we received on the 15 May 2012.

We have considered the information supplied to support the discharge of conditions 5 and 6 and can comment as follows:

We would recommend that conditions 5 and 6 are not discharged until the applicant has provided a Drainage Statement demonstrating that surface water up to a 1 in 100 year critical storm event including 30% allowance for climate change can be stored on-site within the proposed surface water drainage network prior to its controlled discharge to the receiving watercourse.

The strategy should include a narrative and supporting information that there will be no above ground flooding up to a 1 in 30 year event and no surface water leaving the site boundary up to a 1 in 100 year event.

This will demonstrate that flood risk will not be increased elsewhere as a result of the proposed development.

We ask to be re-consulted on the provision of these details.

Yours faithfully

Miss Jilly Dixon
Planning Liaison Officer

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