

19 OCT 2012

IN THE
SECTION OF

7992
AD

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

Our ref: NO/2012/104378/01-L01
Your ref: 3/2012/0558
Date: 19 October 2012

Dear Sir/Madam

**PROPOSED CONVERSION OF FORMER MILL BUILDING INTO AN
APARTMENT, DESIGN STUDIO AND INTERNAL GARDEN MILL ADJACENT
PRIMROSE HOUSE, PRIMROSE ROAD, CLITHEROE.**

The Environment Agency has no objection to the proposed development but wishes to make the following comments for the information of the applicant:-

The culverted Pendleton Brook is a designated Main River and is therefore subject to Land Drainage Byelaws. In particular, byelaw 7 states that no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written Consent being obtained from the Environment Agency.

Full details of such works must be submitted to us for consideration. The Environment Agency has a right of entry to the Sabden Brook by virtue of Section 172 of the Water Resources Act 1991 and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer should contact James Jackson on 01772 714134 to discuss our access requirements or to apply for Consent.

Yours faithfully

Mr Daniel Matthewman
Planning Officer - Sustainable Places

Direct dial 01772 714065
Direct e-mail dan.matthewman@environment-agency.gov.uk

cc Mr R Stephenson

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX
Customer services line: 03708 506 506
www.environment-agency.gov.uk