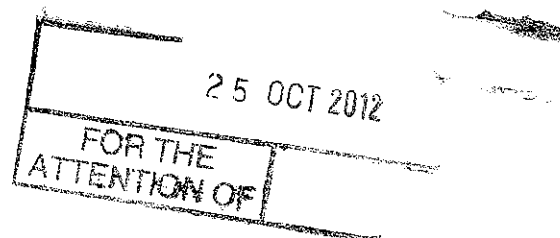


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104042/03-L01
Your ref: 3/2012/0578
Date: 25 October 2012



Dear Sir/Madam

**DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE
DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A67), READ**

I refer to the above application and the additional information recently submitted.

Based on the additional details submitted in relation to foul drainage and biodiversity, we withdraw our objection to the proposed development but recommend that any subsequent approval is conditioned as follows:-

Biodiveristy

CONDITION Prior to the commencement of the use of the site hereby approved, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

REASON To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site

To satisfy the above condition, the scheme shall include detail extent and type of new planting (largely to be of native species) including landscape schedule and details of maintenance regimes

Any vegetation clearance should be conducted outside of bird breeding season, and bat issues should be discussed with Natural England.

Foul & Surface Water Drainage

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d...

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 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.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

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

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

Direct dial 01772 714219

Direct fax 01772 697032

Direct e-mail nnnorthplanning@environment-agency.gov.uk

cc De Pol Associates Ltd