

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

Our ref: NO/2012/104055/02-L01
Your ref: 3/2012/0623
Date: 03 September 2012

Dear Sir

**FLOOD RISK ASSESSMENT DATED JUNE 2012
LAND AT 23-25 OLD ROW BARROW CLITHEROE LANCASHIRE**

Thank you for consulting with us on the Flood Risk Assessment dated June 2012 which has been submitted in support of the above application.

I can confirm that through submission of the Flood Risk Assessment we remove our objection of the 27 July 2012 subject to the inclusion of the following condition which meet the following requirements.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

Direct dial 01768 215789

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