

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

Our ref: NO/2012/104238/01-L01
Your ref: 3/2012/0735
Date: 17 September 2012

Dear Sir

**PROPOSED CONVERSION OF A REDUNDANT AGRICULTURAL BUILDING
FORMING A MIXED USE, GROUND FLOOR OFFICE WITH FIRST FLOOR
RESIDENTIAL USE AND DEMOLITION OF ATTACHED BUILDING AND
FORMATION OF NEW VEHICULAR ACCESS
JACKSONS BARN, BOLTON-BY-BOWLAND ROAD, SAWLEY, LANCASHIRE**

Thank you for consulting with us on the above application which we received on the 29 August 2012.

The Environment Agency has no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements.

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. *Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.*
2. *Finished floor levels are set no lower than 72.330 m above Ordnance Datum (AOD)*

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

1. *To ensure safe access and egress from and to the site.*
2. *To reduce the risk of flooding to the proposed development and future occupants.*

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to:

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Non-Mains Drainage

We note from Section 11. Foul Sewage of the application form that it is the applicants intention to dispose of foul sewerage via a new Package Treatment Plant.

The applicant should ensure that they are fully compliant with The Environmental Permitting Regulations (England and Wales) 2010 and that they either register an Exemption or apply for and Environmental Permit for this activity.

Further information can be found on our website at: <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

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