

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

Our ref: NO/2012/104236/01-L01
Your ref: 3/2012/0739
Date: 17 September 2012

Dear Sir

**OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR
UP TO 13,000 SQ. M. OF MIXED USE CLASS B1, B2 AND B8 EMPLOYMENT
FLOORSACE WITH ACCESS AND ASSORTED LANDSCAPING
LAND NORTH OF BARROW BROOK BUSINESS VILLAGE, BARROW**

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

We have considered the above proposal and can comment as follows:

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure 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 return event 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

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

The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- *details of how the scheme shall be maintained and managed after completion*

Reason

To prevent the increased risk of flooding, both on and off site.

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

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