



Direct Line 01925 678301
Direct Fax 01925 537516
Amy.Hewitt@uuplc.co.uk

Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref	3/2012/0739
Our ref	DC/12/3631
Date	29-JAN-13

Dear Sir/Madam,

Location: Land North of Barrow Brook Business Village Barrow Lancashire
Proposal: Matters Reserved for up 13,000 sq.m of mixed use Class B1m B2 and B8 employment floorspace

Further to our response of 28 May 2012 regarding the above reference, please see our updated comments and requested conditions below. The third condition deals with surface water and requires a surface water scheme to be submitted after an assessment of site conditions and in accordance with sustainable drainage principles. Sustainable drainage principles set a clear preference in the following order of priority for dealing with surface water:

- a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable;
- b) a watercourse; or where that is not reasonably practicable;
- c) a sewer.

Given the above order of priority, the preference is for surface water to discharge to alternatives to the sewer. In accordance with sustainable drainage principles, the rate of discharge should be at an attenuated rate to ensure that there is no increase in the risk of flooding.

Our suggested conditions are as follows:

- 1) *Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No building shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.*
- 2) *Prior to the commencement of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the local planning authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.*
- 3) *Prior to the commencement of development, details for surface water drainage and means of disposal, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and*

managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall communicate with the public sewerage system directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Should you require any further information, please do not hesitate to contact me.

Yours Sincerely

Amy Hewitt
Developer Services and Planning