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

Our ref: NO/2012/104426/02-L01
Your ref: 3/2012/0785
Date: 12 November 2012

Dear Sirs

AMENDED FLOOD RISK ASSESMENT AND DRAINAGE PLAN:

1) OUTLINE APPLICATION FOR DEMOLITION/PART DEMOLITION OF EXISITING HOSPITAL AND ENABLING RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED ACCESS, PARKING, OPEN SPACE AND RELATED INFRASTRUCTURE.

2) PROPOSED ERECTION OF A TWO-STOREY COMMUNITY HOSPITAL INCLUDING ASSOCIATED ACCESS, PARKING, INFRASTRUCTURE WORKS, BOUNDARY TREATMENTS AND LANDSCAPING.

LAND AT CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE, LANCASHIRE, BB7 4JX.

Thankyou for consulting the Environment Agency. Following the submission of the above we are in a position to withdraw our objection and have no objection to the proposed developments subject to the inclusion of conditions 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 as detailed in the Flood Risk Assessment - Clitheroe Community Hospital Flood Risk Assessment Final Report submitted with this application is 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) Clitheroe Community Hospital Flood Risk Assessment Final Report and the following mitigation measure detailed within the FRA:

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

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 measure 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.*

We also have the following comments to make regarding nearby Environment Agency regulated installations:

The Johnson Matthey and Hanson Cement site operators have carried out detailed assessment of their impact on the environment and these were assessed by the Environment Agency when determining whether or not to issue an Environmental Permit. The assessments confirm that the emissions from the site do not exceed any environmental quality standards or environmental assessment levels. The assessment is reviewed whenever there is a change in operation at the site and these conclusions remain valid.

If you have any questions about the contents of this letter, please contact me.

Yours faithfully

Samantha N Turner

Sam Turner (Ms)
Planning Liaison Assistant

Direct dial 01772 714258
E-mail nwnorthplanning@environment-agency.gov.uk

cc Eddie Aspen, Eric Wright Facilities Management