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

**Our ref:** NO/2012/104356/01-L01  
**Your ref:** 3/2012/0818  
**Date:** 11 October 2012

Dear Sir/Madam

**PROPOSED CAR PORT TO REAR OF GARAGE TO PROVIDE COVERED STORAGE AREA. BROOKSIDE GARAGE LTD., PADIHAM ROAD, SABDEN, LANCS, BB7 9EW.**

Thank you for referring the above application which was received on 21 September 2012. I can advise that the Environment Agency has no objection in principle to the proposed development but wishes to make the following comments for the information of the applicant: -

Sabden Brook which adjoins the site, is a designated Main River and is therefore subject to Land Drainage Byelaws. In particular, byelaw 7 states that no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written Consent being obtained from the Environment Agency. Full details of such works must be submitted to us for consideration.

The Environment Agency has a right of entry to the Sabden Brook by virtue of Section 172 of the Water Resources Act 1991 and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer should contact James Jackson on 01772 714134 to discuss our access requirements or to apply for Consent.

In order to protect the watercourse, the applicant shall take appropriate measures to prevent pollutants from entering into the watercourse.

Yours faithfully

**Daniel Matthewman**  
**Planning Officer - Sustainable Places**

Direct dial 01772 714065

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cc Miss Louise Gill

