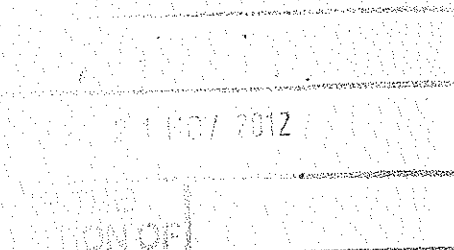


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104415/01-L01

Your ref: 3/2012/0851

Date: 21 November 2012



Dear Sir/Madam

**DISCHARGE OF CONDITION NO 5 (SURFACE WATER REGULATION) AND
CONDITION NO 6 (SURFACE WATER DRAINAGE) OF PLANNING PERMISSION
3/2012/0288P
STALWART LODGE, PRIMROSE ROAD, CLITHEROE, LANCASHIRE, BB7 1DR**

Thank you for referring the information associated with the above permission, we have the following comments to make:

Discharge of Condition 5 and 6

After looking at all currently available and previous information we are unable to recommend the discharge the surface water attenuation and drainage because the drainage calculations have not been submitted for approval.

If these calculations are supplied and are satisfactory then we will be able to recommend discharge of these conditions.

Foul Drainage

The development has not been built in line with the planning permission which was based upon the development being connected to the foul sewer. If we had seen these proposals as they have been built we would have objected to them on detail and requested that the developer demonstrate that they pass the information tests set out in Circular 3/99 Planning requirement for non-mains sewerage including septic tanks in new development. This would have required them to present a non mains drainage assessment demonstrating that it is "unreasonable" to connect to the main sewer.

The circular states:

If the non-mains sewerage and sewage disposal proposals are assessed as being unsatisfactory, this would normally be sufficient to justify refusal of planning permission.

3. When drawing up sewerage proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer. This should be

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
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done in consultation with the Sewerage Undertaker of the area.

4. If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, a package sewage treatment plant incorporating a combination of treatment processes should be considered.

In discussions with the Andrew Little, (Beck Developments Agent) I have suggested that it may be useful for the developer to present this information to you now so that you can be satisfied that the development complies with the Circular. If Beck Developments are able to do this we would be able to withdraw our concerns.

Beck Developments Ltd have registered an exemption for their water discharge activity, which covers the disposal of their foul drainage flow, with the Environment Agency under the Environmental Permitting Regulations 2010. It would be useful to discuss this issue with yourselves and the developer.

Yours faithfully

Amy Heys
Principal Planner - Sustainable Places

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