

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

Our ref: NO/2012/104433/02-L01

Your ref: 3/2012/0876

Date: 07 December 2012

Dear Sir/Madam

**DEVELOPMENT OF 3 HOUSES LAND OFF VICTORIA TERRACE, MELLOR
BROOK, BLACKBURN**

Further to our previous letter, the applicants planning agent has highlighted information contained in the documents previously submitted. Our internal functions had experienced difficulties with the electronic documents which resulted in proposed mitigation being overlooked. The details of those problems are given in separate correspondence, we apologise for any inconvenience caused.

In light of this information, we can now withdraw our objection providing that appropriate mitigation measures are secured and implemented by way of planning condition on any permissions subsequently approved.

Environment Agency Position

The proposal will only be acceptable if a planning condition is included requiring a working method statement to be provided. The method statement must provide detail on all the deculverting works and the creation of compensatory habitat at the site.

Details of the timing of works, methods for creating all channels, bankside and water margin works, machinery to be used (including location and storage of plant, materials and fuel, access routes, access to banks etc) and how areas of ecological sensitivity and importance shall be protected should be incorporated in the scheme.

Condition

No development shall take place until a working method statement to cover all the deculverting works and the creation of compensatory habitat is submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme subject to any subsequent amendments or modifications requested in writing with the local planning authority.

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

The construction phase of any proposed development affecting the channel and banks of the watercourse poses significant risks of damage to water dependent species and habitats. We would like the method statement to detail the length of the proposed deculverting, the design of the new channel to be opened up and what will happen to the excavated material.

We ask to be consulted on the details of this scheme when it is submitted for consideration by your Authority. If you have any questions about our reply, please do not hesitate to contact us.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

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