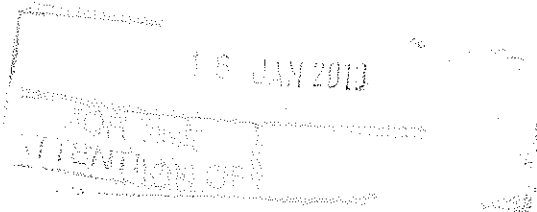


FAO John Macholoc (Planning Dept)
Ribbles Valley Borough Council
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104519/02-L01
Your ref: 3/2012/0962

Date: 15 January 2013



Dear John

**REFURBISHMENT AND EXTENSION TO EXISTING HOTEL (RE-SUBMISSION) -
TALBOT HOTEL, TALBOT STREET, CHIPPING, PRESTON, PR3 2QE.**

Further to our initial letter, we have been liaising with the applicant's agent, Kevin Tilford, in relation to Flood Risk and Biodiversity concerns. We can now withdraw our objection subject to including conditions on any subsequent approval:-

Flood Risk

The applicant provided a Flood Risk Assessment given reference no. - "Talbot Hotel Chipping, Flood Risk Assessment Final Report v2.0 September 2012."

In our view, the proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Talbot Hotel Chipping, Flood Risk Assessment Final Report v2.0 September 2012 and shall include the following mitigation measures detailed within the FRA:
 - a) *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 will not increase the risk of flooding off-site.*
 - b) *Provision of compensatory flood storage for the site.*
 - c) *The finished internal floor levels for the building shall be set no lower than 111.60 m above Ordnance Datum (AOD).*
2. The mitigation measures detailed in the Flood Risk Assessment (FRA) - Talbot Hotel Chipping, Flood Risk Assessment Final Report v2.0 September 2012 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.

3. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority.

The drainage strategy shall demonstrate that the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reasons

Cond.1 - 2

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants.

Cond. 3

To prevent the increased risk of flooding, both on and off site.

Fisheries and Biodiversity

Chipping Brook is an important wildlife habitat and supports the following protected fish species: salmon, sea trout and eel because the shade provided by riparian trees is considered optimum for these species.

Correspondence received from the applicant/agent dated 11th January 2013 has confirmed that the existing riparian vegetation and trees adjacent to Chipping Brook will be retained as part of this development. As such, we are able to lift our objection on biodiversity and fisheries grounds subject to adding a planning condition.

Provision of a buffer zone will offer the following benefits to wildlife, conservation and biodiversity interests on the site:-

- (i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- (ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- (iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- (iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- (vi) to prevent overshadowing of watercourses by buildings; and
- (vii) to reduce the risk of accidental pollution from run-off.

Condition

4. A minimum 4 metre vegetated buffer zone (measured from the top of the bank) shall be provided alongside Chipping Brook. It shall be comprised of locally native plant species of UK genetic provenance and be maintained free of structures, hard standing and fences for the lifetime of the development. No domestic uses of the land shall take place within this area.

Reason

To maintain the buffer zone free of development and uses which would disturb or destroy wildlife habitats and; prevent the introduction of non-native species into the buffer zone. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

If you have any queries, please contact me using the details given below

Yours sincerely

Dan Matthewman
Planning Officer - Sustainable Places

Direct dial 01772 714065
E-mail nwnorthplanning@environment-agency.gov.uk

CC: Kevin Tilford, Weetwood Planning Consultants

