

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

Our ref: NO/2013/104717/02-L01
Your ref: 3/2012/1101

Date: 15 February 2013

Dear Sir/Madam

**PROPOSED DEMOLITION OF THE EXISTING DWELLING AND
REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE INCLUDING 16
HOMES - THE WHINS, WHINS LANE, READ, LANCASHIRE, BB12 7QY.**

The Environment Agency has no objection in principle to the proposed development subject to imposing conditions which manage flood risk on the site.

Environment Agency position

To meet the requirements of the National Planning Policy Framework, the measures detailed within the Flood Risk and Drainage Assessment - The Whins, Read, 880302 R1 (02) October 2012 should be implemented by way of a planning condition on any subsequent approval.

Condition

1. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk and Drainage Assessment - The Whins, Read, 880302 R1 (02) October 2012. The mitigation measures shall be fully implemented prior to occupation and/or 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.
2. 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 plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented in accordance with the approved details prior to the buildings being occupied.

Reasons

1 & 2. To prevent and mitigate the risk of flooding, both on and off site by ensuring the satisfactory storage of/disposal of surface water from the site.

If you have any questions about our reply, please contact me using the details given below.

Yours faithfully

Mr Dan Matthewman
Planning Officer - Sustainable Places

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cc Street Design Partnership