

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

Our ref: NO/2013/105949/01-L01
Your ref: 3/2012/1108
Date: 12 December 2013

Dear Sir/Madam

CHANGE OF USE OF THE PREMISES FROM RETAIL USE TO A FITNESS/SPORTS CENTRE

2 MEARLEY STREET, CLITHEROE, LANCASHIRE, BB7 1AT.

Thank you for consulting us on the above application.

We have no objection in principle to the proposed change of use of the above premises, but we wish to make the following comments:-

We note that the Flood Risk Assessment (FRA) accompanying this application incorrectly states that the proposal is located in Flood Zone 2. The development is actually in Flood Zone 3 (highest probability of flooding). However, given that the existing use of premises and the proposed use for the premises are both defined as "less vulnerable" in the National Planning Policy Framework (NPPF) Technical Guidance, the level of risk will not change.

The FRA submitted with the application confirms that the applicant will incorporate flood resilience and resistance measures (including flood warning and evacuation measures) in the proposed development and as such we are satisfied that occupants of the proposed development are at no greater risk.

Advice to applicant

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with your building control department is recommended when determining if

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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flood proofing measures are effective.

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Please forward a copy of this letter to the applicant.

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

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