

MAR 2013

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

**Our ref:** NO/2013/104893/01-L01  
**Your ref:** 3/2013/0132  
**Date:** 12 March 2013

Dear Sir/Madam

**PROPOSED PUMPING STATION, RISING MAIN AND SURFACE WATER OUTFALL  
ANCILLARY TO OUTLINE PLANNING PERMISSION 3/2011/0316 FOR  
RESIDENTIAL DEVELOPMENT  
PRESTON ROAD, LONGRIDGE**

Thank you for referring the above application which was received on 20 February 2013.

The Environment Agency has no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements:-

We have reviewed the Surface Water Drainage Concept by REC (report reference 44661-1r0 dated December 2012) and the Conceptual Drainage Feasibility Plan (dwg. No. 44661p1r1-001) and we are satisfied that the development will not increase flood risk off site provided that it proceeds in accordance with the mitigation measures outlined in the report. A detailed drainage plan for the site has not yet been proposed so we would recommend that any subsequent approval is conditioned as follows:-

**CONDITION** No development shall take place until a surface water drainage scheme for the site, based on the mitigation measures identified in the Surface Water Drainage Concept by REC (report reference 44661-1r0 dated December 2012) 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 should demonstrate 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

Any works to the watercourses within or adjacent to the site which involve infilling,

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diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Lead Local Flood Authority under Section 23 of the Land Drainage Act 1991.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

**Mr Philip Carter**  
**Planning Officer - Sustainable Places**

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cc Miller Homes North West Ltd