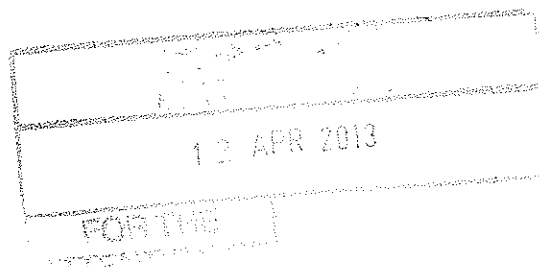


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2013/105014/01-L01
Your ref: 3/2013/0247
Date: 10 April 2013



Dear Sir/Madam

**PROPOSED REPLACEMENT OF EXISTING INDUSTRIAL BUILDING (OLD GRAVEL WORKS ENGINEERING & GENERATOR WORKS) WITH NEW BUSINESS (CLASS B1) PREMISES, INCL SCREENED CAR PARK AND ANCILLARY LANDSCAPING.
SALESBURY HALL SALESBURY HALL ROAD RIBCHESTER**

Thank you for referring the above application which was received on 21 March 2013.

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements:-

Flood Risk

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment B511 21/2/13mel Version 01 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) B511 21/2/13mel Version 01 and the following mitigation measures detailed within the FRA:

1. *Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.*
2. *Finished floor levels are set no lower than 29.6 m above Ordnance Datum (AOD).*

The mitigation measures 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.

REASON

1. *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.*
2. *To reduce the risk of flooding to the proposed development and future occupants.*

The River Ribble adjoining the site is designated a "main river" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration.

The Environment Agency has a right of entry to the River Ribble by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact James Jackson on 01772714134 to discuss our access requirements.

Land Quality

CONDITION

No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON

To prevent the risk of pollution to controlled waters.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Drainage

We understand that the proposal includes provision of a package sewage treatment plant. Guidance should be sought, via PPG4 (currently under review) on the appropriate sizing of such plant and its operation and maintenance once installed.

We would recommend that the treatment plant is installed and serviced by an accredited service engineer registered with British Water:
http://www.britishwater.co.uk/ptp_engineers/Accreditation_and_Certification.aspx

Depending on the size and loadings to the sewage treatment plant, an EPR permit to discharge may be required. If the discharge of treated effluent is direct to the river, a permit will be required if the discharge is greater than 5m³ per day. Otherwise, a permit will be required if a discharge to soakaway exceeds 2m³ per day.

The location of the plant will obviously be of concern due to its proximity to the Ribble and the flood zone - winter water table levels should be taken into consideration if a discharge to soakaway is being considered.

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

Yours faithfully

Gemma Jackson
Planning Officer - Sustainable Places

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Direct fax 01772 697032

Direct e-mail nwnorthplanning@environment-agency.gov.uk

cc JWPC Limited

