

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

Our ref: NO/2013/105088/01-L01
Your ref: 3/2013/0306
Date: 01 May 2013



Dear Sir/Madam

**APPLICATION FOR THE RENEWAL OF PLANNING PERMISSION 3/2010/0180P,
FOR THE DEMOLITION OF EXISTING COMMERCIAL PREMISES/SITE
CLEARANCE AND ERECTION OF 9NO. APARTMENTS PLUS ACCESS
IMPROVEMENT AND RE-ALIGNED STREAM TO OPEN CULVERT (AMENDMENT
OF PERMISSION 3/2002/0627P)
PACK HORSE GARAGE, MELLOR BROW, MELLOR BROOK**

Thank you for referring the above application which was received on 15 April 2013.

We have no objection in principle to the proposed renewal of 3/2010/0180P but wish to make the following comments:-

In 2007, the Environment Agency issued three Flood Defence Consents for access bridges, a retaining wall and the removal of a culvert on the watercourse which flows through the site. These Consents are no longer valid and cannot be implemented.

The applicant should be aware that the responsibility for issuing consent for works to Ordinary Watercourses no longer rests with the Environment Agency. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow now require the prior formal Consent of Lancashire County Council under Section 23 of the Land Drainage Act 1991.

Our previous comments in relation to the removal of the culvert still apply as this mitigates for the loss of natural habitat in the watercourse. The new length of watercourse should be designed so as to have a natural bed and bank profile including pool riffle sequences and a varied bed and bank profile. Any planting in or alongside the new watercourse should consist solely of native species.

Tree and shrub removal from the site should be minimised. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during

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