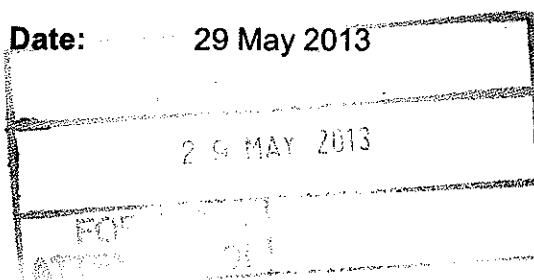


Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2013/105157/01-L01
Your ref: 3/2013/0385

Date: 29 May 2013



Dear Sir/Madam

**PROPOSED CHANGE OF USE FROM VACANT SHOP PREMISES AND DWELLING
TO FORM 2 NO. APARTMENTS (RE-SUBMISSION OF 3/2012/1042) 2 WALKER
STREET, CLITHEROE**

Thank you for referring the above application which was received on 9 May 2013.

Environment Agency position

This application is a resubmission of application 3/2012/1042 to which we previously objected. The applicant has revised the proposal and associated Flood Risk Assessment (FRA) to address our concerns and now proposes a 2 no. duplex apartments rather than a first and second floor apartment. The revised scheme now ensures that bedrooms will be located at first floor level and occupants of both apartments will have a first floor point of refuge to access during an extreme flood event.

To ensure that the development meets the requirements of the National Planning Policy Framework and proceeds in accordance with the measures detailed in the Flood Risk Assessment reference 1219/FLOOD dated April 2013 submitted with the application, we request that any subsequent approval is conditioned as follows:-

CONDITION The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 1219/FLOOD dated April 2013 and the following mitigation measures detailed within the FRA:-

- Central heating boilers and electrical distribution boards to be set 1200mm above FFL
- Low level airbricks to be removed
- Brickwork walls to be rendered with waterproof render
- Removable flood defence barriers to be provided to both properties

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

- Both properties to be registered with EA flood warning service

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 To reduce the risk of flooding to the proposed development and future occupants

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

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

Direct dial 01772 714219

Direct fax 01772 697032

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

cc CRC Design