

08 JUL 2013

FOR THE

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

Our ref: NO/2013/105296/01-L01
Your ref: 3/2013/0511
Date: 05 July 2013

Dear Sir/Madam

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (9 DWELLINGS)
LAND OFF CLITHEROE ROAD, BARROW, CLITHEROE**

Thank you for consulting us on the above application.

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

Foul Drainage

Details of proposed foul drainage arrangements have not been submitted with the application. We would recommend consulting United Utilities on this application.

The proposed means of foul drainage should be in accordance with DETR Circular 03/99 "Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development" and the first presumption must be for the site to connect to the public sewer. Only where it is not reasonably practicable to connect to the public sewer should a non-mains drainage system be considered. Capacity problems in the public sewer are not sufficient grounds to justify the use of a non-mains drainage system.

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection

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

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Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

To ensure that a satisfactory means of drainage is identified, we recommend the following condition:-

CONDITION The development hereby permitted shall not be commenced until such time as a scheme to *dispose of foul drainage* has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON To ensure that the development does not increase the risk of pollution to controlled waters

Surface Water Drainage

This is a Greenfield site and surface water runoff must be restricted to existing run-off rates as part of any subsequent development.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of Lancashire County Council under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

Aquatic Habitat

The layout of any proposed scheme should be designed to incorporate the watercourse on site as a feature of the development. We would recommend against a layout hiding the watercourse at the rear of dwellings behind fences.

A suitable buffer between the development and the watercourse should be maintained to protect the watercourse, retain access for future maintenance and reduce the risk of polluted water draining to it.

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

Yours faithfully

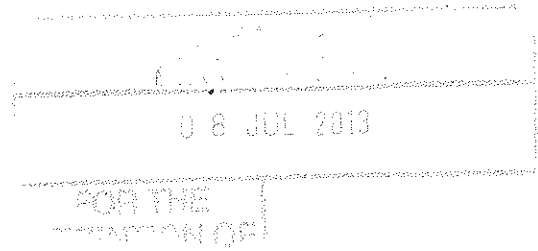
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cc Janet Dixon Town Planners Ltd



End

