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FOR THE
ENTON OF

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

Our ref: NO/2013/105409/01-L01
Your ref: 3/2013/0568
Date: 07 August 2013

Dear Sir/Madam

**PROPOSED ERECTION OF A NEW DWELLING
LAND ADJACENT TO 10 WHALLEY ROAD, MELLOR BROOK**

Thank you for consulting us on the above application.

We have no objection in principle to the proposed development but wish to make the following comments:-

The proposed development is adjacent to Mellor Brook. We have no records of species or protected habitats near this site, but the developer should still seek to ensure that the habitat and amenity value of the watercourse is not permanently destroyed as a result of the development.

CONDITION No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON To protect and conserve the habitat and amenity value of Mellor Brook

It is proposed to discharge surface water to the adjacent watercourse, Mellor Brook. 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.

We recommend that the developer considers the following, as part of the scheme:-

- Water management measures in the development, including dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

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 (as 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

Philip Carter
Planning Officer - Sustainable Places

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cc Flanagan Design Associates Ltd