



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

Our ref: NO/2013/105534/01-L01
Your ref: 3/2013/0737
Date: 06 September 2013

Dear Sir/Madam

**PROPOSED RESIDENTIAL DEVELOPMENT
HANSONS GARDEN CENTRE, WHALLEY ROAD, BARROW**

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:-

Flood Risk

The application lies within Flood Zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding. The site area exceeds 1 hectare. In accordance with the NPPF, the application is accompanied by a Flood Risk and Drainage Impact Assessment (FRA) for Hanson Garden Centre by Avie Consulting Ltd dated February 2013 reference P1014

We have reviewed the FRA and we recommend that any subsequent approval is conditioned as follows:-

Condition No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason To prevent the increased risk of flooding, both on and off site

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

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

Foul Drainage

We note that the proposed method of foul drainage is to be determined. The proposed means of foul drainage should be in accordance with DETR Circular 03/99 and the first presumption should be for the site to connect to the public sewer. Only where it can be demonstrated that it would not be reasonably practicable to connect to the public sewer should the use of non-mains drainage be considered.

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 a satisfactory means of foul drainage and prevent pollution of the water environment

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. The granting of planning permission does not guarantee the granting of a permit under the Environmental Permitting Regulations 2010. A permit will be granted where the risk to the environment is acceptable.

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 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.

Contaminated Land

The application is accompanied by a Phase One Environmental Desk Study for Hansons Garden Centre, Whalley Road, Barrow by Avie Consulting Ltd dated March 2013 and referenced P1014. We have reviewed the report in relation to the risk to controlled waters.

The site is located within 100 metres of Barrow Brook and on a Secondary A bedrock aquifer. Based on the information submitted, we believe the risk to controlled waters is low and recommend that any subsequent approval is conditioned as follows:-

Condition If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons To ensure the development of the site poses no risk of pollution to controlled waters

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 I D Planning

