

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

Our ref: NO/2014/107311/02-L01
Your ref: 3/2014/0996
Date: 12 February 2015

Dear Sir/Madam

**CHANGE OF USE OF A HAIRDRESSERS SHOP TO A ONE-BEDROOM, GROUND FLOOR FLAT
16 (SPRING GARDENS) CLITHEROE ROAD, WADDINGTON, CLITHEROE**

We refer to the above application and our previous response dated 8 December 2014 and our e-mail correspondence dated 11 February 2015.

We confirm receipt of the following documents:-

- Flood Risk Assessment for 16 Spring Gardens, Waddington by PSA Design (Reference D2019; Job D1935; dated 24 January 2015; Issue 2)
- Addendum to FRA for 16 Spring Gardens, Waddington by PSA Design (Reference D2019A; dated 12 February 2015)

It is now proposed that a permanent 300mm high bund will be constructed across the lobby entrance off Clitheroe Road to reduce the risk of floodwater entering the property. In addition, it is proposed to provide removable flood boards to install across doorways and cover any existing air bricks to provide further mitigation. The revised Flood Risk Assessment (FRA) also identifies a safe access and egress to the site that is available outside the flood risk area.

Based on the mitigation measures proposed in the revised FRA and associated addendum, we **withdraw our objection** to the proposed development but recommend that any subsequent approval is conditioned as follows:-

CONDITION The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for 16 Spring Gardens, Waddington by PSA Design (Reference D2019; Job D1935; dated 24 January 2015; Issue 2) and associated Addendum (Reference D2019A; dated 12 February 2015). The mitigation measures detailed in the approved FRA and associated addendum shall be fully implemented prior to occupation or within any other period as may subsequently be

agreed, in writing, by the local planning authority.

REASON To ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere

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 Janet Dixon Town Planners Ltd