

2/2/15

Ribchester Parish Council

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The Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
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31 January 2015

F.a.o: Stephen Kilmartin

Dear Sir

PLANNING APPLICATION No: 3/14/1115

Application: Variation of Condition 10 of planning consent 3/2014/0624 removal of the words ..." no surface water shall discharge to the public sewerage system either directly or indirectly"

At: LAND OFF PARSONAGE AVE

Ribchester Parish Council OBJECTS to the proposal to vary Condition 10. In doing so we wish to point out that the background papers submitted with the application are older versions of documents subsequently modified. The original Flood Risk Report dated October 2013 has been modified twice. Firstly on the 9 July, to include the new site layout and secondly on 14 November to show final engineering detail. Both modifications include significant changes to the proposed drainage regime.

This somewhat 'sloppy' approach has undermined our confidence in the applicants willingness to seriously consider the issues surrounding the application for affordable homes.

A careful study of the documents in the public domain leads to the inevitable conclusion that the whole process of handling surface water has not been thought through from the outset. The worry is that the applicant's attitude to surface water drainage is founded on a desire to 'cut costs' rather than a serious approach to flood prevention.

For example in para 10.16 the 'believed' foul sewer that runs alongside the railings to the playing field is now called a 'combined' sewer and that gravity

feed to this sewer is to be preferred to a pumped solution. However the catch is with the potential for water volumes likely at times to exceed 5 litres per second limit the excess will have to be handled by other means. The decision to dispense with a pumping station appears to have left the question of providing pumping assistance undetermined. While below ground storage may be provided by oversized pipework, comprising two legs of large 1500mm pipes with large manholes, it remains unclear where this collected water will go. Will it for instance be left to percolate away over time or will the manholes associated with the pipework allow tankers to take up the surplus for disposal elsewhere? If the latter scenario is correct who would be responsible for arranging the water removal?

Throughout the document the question of road drainage appears to have been downplayed. This is surely an important element of any drainage design yet there is no indication as to its treatment or if the Highway Authority has been consulted.

Finally, while not an element of our objection we point out that the title to the application is somewhat misleading. A more apt description would be 'land off Pope Croft, Church Street' as the site does not form part of Parsonage Ave nor can it be accessed from it.

Yours faithfully



T A ORMAND
Clerk to the Council

cc: Cllr Ian Sayers
: Director of Development