

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

Our ref: NO/2015/107923/03-L01
Your ref: 3/2015/0462
Date: 19 October 2015

Dear Sir/Madam

DEMOLITION OF INDUSTRIAL STORAGE BUILDINGS TO THE REAR OF 19-21 KING STREET AND REGENERATION OF THE SITE TO PROVIDE 3 NO. TWO-STOREY DWELLINGS - ONE DETACHED AND ONE PAIR OF SEMI-DETACHED 19-21 KING STREET, WHALLEY

Thank you for providing us with the amended Flood Risk Assessment for the above application. We are able to withdraw our previous objection subject to the inclusion of conditions which meet the following requirements.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment 'B1762 Version 02' submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 'B1762 Version 02' and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 45.7m above Ordnance Datum (AOD).
2. Floors should be of solid construction and flood resilient construction techniques should be used.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Advice to LPA/applicant

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Yours faithfully

Mr Dave Hortin
Planning Advisor - Sustainable Places Team

Direct e-mail clplanning@environment-agency.gov.uk

cc JWPC Limited