

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

**Our ref:** NO/2015/108120/01-L01  
**Your ref:** 3/2015/0649  
**Date:** 09 September 2015

Dear Sir/Madam

**ERECTION OF TEN DWELLINGS WITH CREATION OF NEW ACCESS TO  
WOONE LANE  
LAND ADJACENT TO 97 WOONE LANE, CLITHEROE**

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:

**Environment Agency position**

Mearley Brook adjoining the site is designated a "Main River" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank of the brook without prior written consent of this Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

The Environment Agency has a right of entry to the Mearley Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact James Jackson at 01772 714259 to discuss our access requirements and apply for consent.

Yours faithfully

**Mr Dave Hortin**  
**Planning Advisor - Sustainable Places Team**

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

cc Willcock Consulting

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