

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

**Our ref:** NO/2016/109069/02-L01  
**Your ref:** 3/2016/0711  
**Date:** 31 August 2016

Dear Sir/Madam

**FRA RECEIVED - THE APPLICATION IS FOR THE DEMOLITION OF AN EXISTING BUILDING AND THE ERECTION OF TWO DETACHED DWELLINGS AND ANNEX (RESUBMISSION OF WITHDRAWN APPLICATION 3/2015/0768).**

**9 DOWNHAM ROAD, CHATBURN BB7 4AU**

Thank you for consulting us on the above application.

### **Environment Agency Position**

We have no objection to the proposed development and wish to make the following comments:-

We have reviewed the Flood Risk Assessment submitted with this application. We agree with the conclusion that the proposed development will not be at an unacceptable risk of flooding.

We would always recommend sleeping accommodation is not situated on the ground floor for developments close to a watercourse.

### **Environmental Permitting Regulations – Main River**

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Heys Brook which, is designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Yours faithfully

**Miss Jodie Brumhead**  
**Planning Officer, Sustainable Places Team**  
**Cumbria and Lancashire Area**

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