

Sharon Craig

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 07 September 2016 18:10
To: planning
Cc: Stephen Kilmartin
Subject: RE: Consultation on Planning Application 3/2016/0764 Primrose Works Primrose Road Clitheroe Lancashire BB7 1BS

Follow Up Flag: Follow up
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Hi Stephen,

I have reviewed the above application and it appears to be pretty much identical to the original submission; which I believe received planning permission in 2015. I have reviewed the principles of the development and have no objection in principle, but I do have a slight concern regarding the method of surface water disposal.

According to the application form and drainage statement the applicant intends to discharge surface water via a mains sewer. As you know, the Planning Practice Guidance establishes a hierarchy for surface water disposal which requires applicants to consider other preferable runoff destinations first, namely infiltration to ground or to a surface water body. The applicant has considered this within their drainage statement and has argued that infiltration is unlikely to be viable and that there are no watercourses within the applicants land ownership.

In principle, I would be happy to accept the applicants justification regarding infiltration (subject to a condition requiring the applicant to carry out infiltration testing at a later stage), but I do feel as though the applicant could further explore the possibility of discharging to a watercourse as there is a watercourse less than 10m from the site. I would appreciate it therefore if you could ask the applicant to provide further clarity on this. If not, then we will consider whether an objection is required.

Many thanks,

Chris

Chris Dunderdale
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From: Emma Thompson [<mailto:emma.thompson@ribblevalley.gov.uk>]
Sent: 17 August 2016 15:19
To: clitheroe@btconnect.com; lancashire.archaeology <lancashire.archaeology@gmail.com>; Planning Contributions <Planning.Contributions@lancashire.gov.uk>; Williams, Stephen (ENV - HEM) <Stephen.Williams@lancashire.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>; Heather Coar <Heather.Coar@ribblevalley.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Mark Beveridge <Mark.Beveridge@ribblevalley.gov.uk>; NWNorthPlanning <CLPlanning@environment-agency.gov.uk>; planning.liaison@uuplc.co.uk

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Please will you let Stephen Kilmartin have your comments within 21 days on the above planning application (please respond to F.A.O Stephen Kilmartin)

The application is for: Demolition of existing workshop buildings (other than the main 3 storey element), conversion of the main 3 storey element to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping resubmission of 3/2015/0266.

Here is a link to view the application on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0764

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