

Nicola Gunn

From: planning
Subject: FW: 3/2016/1128 - FORMER LCC DEPOT, LAND OFF DIXON ROAD, LONGRIDGE

From: NWNorthPlanning [<mailto:CLPlanning@environment-agency.gov.uk>]
Sent: 12 December 2016 15:51
To: planning
Subject: 3/2016/1128 - FORMER LCC DEPOT, LAND OFF DIXON ROAD, LONGRIDGE

The Environment Agency are not required to formally comment on the above application for the following reason(s):

Flood Risk Standing Advice (FRSA) should have been applied	
It is not listed in the 'When to Consult the Environment Agency' document or in the Development Management Procedure Order 2015 / General Permitted Development Order 2015	X
Local Guidance should have been applied	
Valid consultation as FRSA does not apply but development is minor/not high risk	
Valid consultation but unable to respond due to workload	

It should be noted that the application forms states that the method of foul sewage disposal is "unknown". The development should comply with Paragraph 20 of the "Water supply, wastewater and water quality" category of the national Planning Practice Guidance (PPG) and the first presumption must always be to provide a system of foul drainage discharging into a public sewer. Our records indicate that the public sewer network is located in the vicinity of the application site in Berry Lane.

Please also refer to our Local Guidance document which contains information on non-mains foul drainage.

Kind regards,

Alexander Hazel
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