

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

Our ref: NO/2017/109921/03-L01
Your ref: 3/2017/0408
Date: 26 July 2017

Dear Sir/Madam

CHANGE OF USE OF SITE FROM RESIDENTIAL USE (C3) TO A COOKERY SCHOOL WITH ASSOCIATED ACCOMMODATION (C2), INCLUDING AN EXTENSION TO THE EXISTING DETACHED GARAGE BUILDING

THORNEYHOLME HALL NEWTON ROAD DUNSOP BRIDGE BB7 3BB

Thank you for re-consulting us on the above application and the following plan:-

- Proposed cookery school general arrangements (drawing no. 1178-PL-23C Rev C; dated 24/07/17)

We **withdraw our objection** to the proposed development as the revised plan now confirms that it is no longer propose to include any bedroom accommodation within the cookery school building.

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 by CTC Infrastructure (reference G:\cTc Infrastructure\Projects\2017\2017-C-231\Reports\Issue) 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) by CTC Infrastructure (reference G:\cTc Infrastructure\Projects\2017\2017-C-231\Reports\Issue) and the flood mitigation measures detailed within it. 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.

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

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

A copy of this letter has been sent to the applicant / agent.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

Direct dial 02030251396

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

cc PWA Planning