

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

Our ref: NO/2017/110107/02-L01
Your ref: 3/2017/0602
Date: 15 September 2017

Dear Sir/Madam

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR INDUSTRIAL UNITS
(USE CLASSES B1, B2, B8) AND ASSOCIATED ACCESS, PARKING,
LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS
RESERVED EXCEPT ACCESS. CHANGE OF USE OF FARMHOUSE TO OFFICE
(B1)**

HIGHER COLLEGE FARM, LOWER ROAD, HOTHERSALL

Thank you for re-consulting us on the above application.

A revised flood risk assessment (FRA) incorporating an amended foul drainage strategy has been submitted. We have reviewed the revised FRA (reference BEK-17203-1-RevA August 2017) by BEK Enviro Ltd which confirms that foul drainage will be directed to the exiting public sewer rather than a non-mains system.

On the basis that foul drainage from the propose development will be discharge to the public sewer, **we withdraw our objection** to the proposed development but we would recommend that any subsequent approval is conditioned as follows:-

CONDITION Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor.

REASON To reduce the risk of pollution to the water environment

Effluent discharged from any premises carrying on a trade or industry and effluent generated by a commercial enterprise where the effluent is different to that which would arise from domestic activities in a normal home is described as trade effluent.

If you are not able to discharge effluent it will be classed as waste and you must then comply with your duty of care responsibilities.

A trade effluent consent or a trade effluent agreement with your water and sewerage company must be obtained before you discharge trade effluent to a public foul sewer or a private sewer that connects to a public foul sewer.

Advice to applicant

We understand that you may require further planning advice from us following our response to this application. We are not funded to give additional planning advice once we have provided our statutory consultation response to a local planning authority. However, we may be able to provide you with further detailed planning advice through our voluntary charged for service, which allows us to recover our costs for this work.

Any request for further planning advice should be submitted to clplanning@environment-agency.gov.uk. Your request should specify the additional services that you require from us. We will review your request and provide you with a written offer based on our planning advice charges of £84 per person per hour. We will not undertake any additional work until an offer has been accepted.

Please be aware that our charged advice service is voluntary and that we may be unable to provide charged advice where other operational activities and issues prevent us from doing so.

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 Judith Douglas Town Planning Ltd