

Nicola Gunn

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 13 March 2018 19:35
To: planning
Subject: RE: 3/2018/0118

Follow Up Flag: Follow up
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Categories: Yellow Category

Good evening,

Thank you for consulting the Lead Local Flood Authority (LLFA) on the above application. The LLFA has the following comments to make in regards to the discharge of conditions 35 and 36 of planning permission 3/2017/0616:

Discharge of condition 35:

The LLFA is currently unable to recommend the discharge of condition 35 as insufficient information has been provided by the applicant. In particular, the applicant does not appear to have provided the following information which is required under condition 35:

- Flood water exceedance routes, both on and off site.
- A timetable for implementation, including phasing as applicable
- Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltrations rates.

This information will need to be provided by the applicant in order for the requirements of condition 35 to be met in full.

The LLFA also notes that the calculations provided do not fully accord with the latest drainage plan (ref: C2001 Rev P04). There are a number of discrepancies in the information provided, including discrepancies in pipe sizes, tank sizes, design levels and the locations of the hydrobrake and storage tank. It is assumed that the calculations provided were produced prior to the drainage layout plan being finalised - this is consistent with the date stamp shown on both sets of documents. The latest calculations will need to be submitted by the applicant for approval in order for the requirements of condition 35 to be met in full.

Finally it is not clear from the calculations provided, how the applicant intends to account for development creep and climate change in their surface water drainage design. Please can you arrange for further clarification to be provided by the applicant in this regard?

Discharge of condition 36:

The LLFA understands that the applicant's intention is for the surface water drainage system to be adopted and maintained by United Utilities in its entirety. The LLFA would be satisfied with this approach in principle, though it is recommended for the LPA to seek confirmation of this from United Utilities prior to discharging condition 36. It is also recommended for the LPA to delay any decision regarding the discharge condition 36 until the final details relating to the surface water drainage system have been agreed. This is because the design of the surface water drainage system could still change and if it does, then there may be aspects of the drainage system which are not accounted for in the adoption agreement. Should United Utilities be unwilling to adopt the surface water drainage system in its entirety, then the LPA is advised to request further information from the applicant in regards to the future maintenance of the outstanding parts of the network.

Many thanks,

Chris

Chris Dunderdale
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Lancashire County Council, as Lead Local Flood Authority, now offers a full pre-application support service for flood risk and land drainage. This is a best value professional service bringing benefit to development of any size through detailed local advice.

If you are interested in taking up this service please e-mail suds@lancashire.gov.uk or visit our website via the following link [click here!](#)

From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 20 February 2018 14:03
To: Archaeology (lancashire.archaeology@gmail.com) ; LHS Customer Service ; Suds ; Countryside ; 'planning.liaison@uuplc.co.uk'
Subject: 3/2018/0118

Please will you let Robert Major have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Robert Major).

The application is for discharge of conditions 6 (wheel washing), 7 (construction method statement), 11 (highway works), 15 (road condition survey), 16 (Traffic Regulation Order), 25 (landscaping), 27 (pond), 33 (archaeological record), 34 (photographic record), 35 (surface water drainage), 36 (sustainable drainage system), 38 (surface water drainage) from planning permission 3/2017/0616.

Here is a link to view the submitted documents on our website
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0118

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