

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

Our ref: NO/2018/110834/01-L01
Your ref: 3/2018/0423
Date: 21 June 2018

Dear Sir/Madam

NON-MATERIAL AMENDMENT TO APPROVED OUTLINE PLANNING PERMISSION 3/2012/0179 (OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY, COMPRISING OF 37 BUNGALOWS AND 40 RETIREMENT APARTMENTS) TO ALLOW VARIATION OF CONDITIONS 15 AND 19 TO ALLOW THE FORMATION OF THE SITE ACCESS TO TAKE PLACE BEFORE THE COMPLETION OF THE FLOOD COMPENSATION SCHEME AND THE WILDLIFE POND

LAND AT ACCRINGTON ROAD, WHALLEY, CLITHEROE

Thank you for consulting us on the above application.

Condition 15

The proposed revision to Condition 15 seeks to allow the creation of an access to the site in accordance with the details approved on 8 December 2017 pursuant to discharge of conditions application 3/2017/0551.

If the approved details are implemented in full, the boundary of the Section 38 works (drawing number C250-700 Rev A; dated 22/07/17) extends in to part of the site where works are necessary to implement the flood compensatory storage scheme necessary under Condition 15. There should be no development on parts of the site that will be subject to engineering works necessary to implement the flood storage scheme prior to the discharge of Condition 15. Any works in these area prior to the discharge of Condition 15 could impact on flood risk.

Can the revised wording be changed to more precisely detail what development will occur and where, prior to the implementation of the compensatory flood storage scheme? For example, the condition could specify that the development will be limited to the creation of the highway / site entrance in to the site up to 5 metres from the carriageway boundary on Whalley Road in accordance with details approved on

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approved on 8 December 2017? This would ensure that any development to keep the permission extant will not impact on the works necessary to provide the compensatory flood storage scheme and the amended Condition 15 would remain enforceable.

Condition 19

While Condition 19 was not recommended by the Environment Agency and we have no objection the proposed re-wording, the proposed pond could not be completed until after the flood compensatory scheme has been completed in full. This is because the pond will be located in part of the site to be re-profiled as part of the compensatory flood scheme. As such, you may wish to consider this in the revised wording.

Yours faithfully

Philip Carter
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cc Smith Love Planning Consultants