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Your Ref: 3/2018/0750

Planning Department
Ribble Valley Borough Council
Church Walks
Clitheroe

FAO: Harriet

Dear Harriet McCartney

Re: Twitter Barn, Twitter Lane, Waddington

As in Mr Pye's email of 17 October, we can now respond to your concerns:

1. We will return the main barn door to the barn although this will be kept open at all times as shown on drawing 415/2/5C
2. We will remove two of the three low profile heritage roof lights to the front (south east) elevation and one will remain to give light to the landing. We will place a further roof light to the rear (north west) elevation which will provide natural light to the bathroom. This will also be low profile, heritage style.

3. Flood Risk Assessment

The datum level at the small barn door (front left) is 100:00 this level relates to the Ordnance Survey datum at a level of 65.12m, the lowest point is the back corner at 64.70 OSD. As the garage skirts the flood risk area the floor in the garage to be raised 300mm to 65.00m OSD.

The door at the rear of the barn is 65.13m OSD could be raised 50mm to 65.17m.

The OS datum on the road downstream towards Wetters Bridge is 62.80m.

The proposed new garage level is 65.00m and therefore 2.2m above OS datum on the road and the road is well above the stream level. The catchment area above the barn is relatively small, however, at the confluence of the streams at Wetters Bridge the stream that adjoins takes a far greater catchment area therefore backing up.

- a) The floor level of the main barn could be raised a maximum of 150mm but the implication of this would be to reconstruct the first floor at a higher level and window.

The ground floor bedrooms will be re-designed to be on the first floor as shown on drawing 415/2/5C. The other modifications for the risk of flooding are as follows:

RBVC, page 2, cont'd)

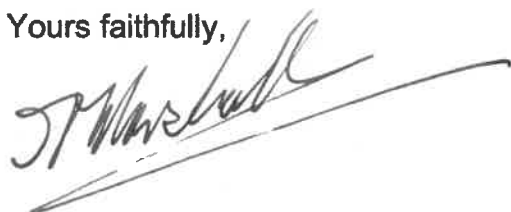
- i) Raise floor levels as above;
- ii) All ground floors to be solid with appropriate insulation;
- iii) Walls to be cement render up to 900mm minimum;
- iv) All electrics to be above 900mm above floor level;
- v) All pipe work to be sealed except under sinks, etc.
- vi) None return valves to foul drainage system.
- vii) Exit route from front door to be free from pot holes and trip hazards to a higher level;
- viii) Monitor news and weather forecasts: Keep up with dates and flood reports;
- ix) Have a plan in case of flooding and learn how to deal with flooding;
- x) Floor barriers at doors or where to get sand bags;
- xi) Help during and after a flood.

4. The foul treatment tank is to be built above ground level at 65.00m OSD to the bottom within the new wooded area. At the point of discharge from the treatment tank a none return valve to be fitted prior to entering a soak-a-way.

We trust these items and modifications to the scheme are acceptable and in line with your requirements.

With kind regards.

Yours faithfully,



Jeff Marshall

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