

Nicola Gunn

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 26 November 2018 14:48
To: Stephen Kilmartin
Cc: planning
Subject: RE: 3/2018/0914

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

Good afternoon Stephen,

Thank you for re-consulting the Lead Local Flood Authority (LLFA) on the above application. I have had a look through the information provided and I have the following observations to make:

- 1) There are a number of discrepancies between the information presented on the drainage layout plan and the information presented in the supporting calculations. Please see below. Please can you bring these discrepancies to the attention of the applicant and ask for them to be checked and amended for accuracy?
 - a) The surface water drainage layout plan and the supporting calculations show different invert levels for structures S34, S61, S62 and S63.
 - b) The surface water drainage layout plan and the supporting calculations show different slopes for pipes PN3.000 (network 1), PN3.001 (network 1), PN1.005 (network 1), PN1.006 (network 1), PN4.002 (network 1), PN6.000 (network 1), PN1.007 (network 1), PN1.009 (network 1), PN1.000 (network 2), PN1.001 (network 2), PN1.005 (network 2), PN1.006 (network 2), PN2.000 (network 2), PN2.001 (network 2), PN1.008 (network 2), PN1.009 (network 2) and PN1.010 (network 2).
 - c) The surface water drainage layout plan and the supporting calculations show different pipe sizes for pipes PN1.007 (network 1), PN1.007 (network 2), PN1.008 (network 2), PN1.009 (network 2), PN1.010 (network 2), PN1.011 (network 2), PN1.012 (network 2), PN1.013 (network 2) and PN1.014 (network 2).
- 2) The applicant has failed to clarify how surface water from residential units 1 – 4 (and the local access road) will be safely managed over the lifetime of the development. Although it is suggested that surface water could be connected to the phase 1 drainage, the feasibility of this option has not yet been investigated and confirmed. If this option is found to be unsuitable following further investigation, then it is not clear how else surface water will be managed within this area of the site. Please can you bring this to the attention of the applicant and ask for further clarification to be provided in this regard?
- 3) The applicant has only modelled the surface water drainage for network 1 up to the point of connection to the attenuation pond. This is insufficient as it fails to fully demonstrate the suitability of the proposed surface water drainage network. It also fails to demonstrate that surface water runoff will not exceed the pre-development runoff rate for the corresponding rainfall event. Please can you bring this to the attention of the applicant and ask for the model to be updated to also include the attenuation pond and outfall to the receiving watercourse?

- 4) The applicant has failed to provide sufficient details regarding overland flow routes and flood water exceedance routes, both on and off site. In the absence of this information, it is unclear how the applicant intends to manage overland surface water flows within the development site. It is also unclear how the applicant intends to prevent surface water from the adjacent land entering the site and potentially overwhelming the proposed surface water drainage network. Please can you bring this to the attention of the applicant and ask for further information to be provided in this regard?
- 5) The applicant has failed to provide sufficient details relating to the intended changes in site levels across the site and the impacts that this may have on local flood risk (both on and off site). Please can you bring this to the attention of the applicant and ask for further information to be provided in this regard?

Please do not hesitate to contact me should you need any further clarification regarding any of the above points.

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Community Services
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

From: Stephen Kilmartin [<mailto:Stephen.Kilmartin@ribblevalley.gov.uk>]
Sent: 06 November 2018 09:26
To: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Subject: FW: 3/2018/0914

Chris,

We are having issues uploading these to the website. We will try again but in the interim can you please consider this email and attachments as a formal reconsult.

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

Ribble Valley Borough Council, Council Offices,
Church Walk, Clitheroe, Lancashire BB7 2RA
Tel: 01200 414555 | Fax: 01200 414487
E-mail: stephen.kilmartin@ribblevalley.gov.uk
Web: www.ribblevalley.gov.uk

From: Olivia Pemberton [<mailto:olivia.pemberton@savills.com>]
Sent: 06 November 2018 09:16
To: Stephen Kilmartin
Cc: Rob Haslam
Subject: RE: 3/2018/0914

Morning Stephen,

Hope you are well.

From reading the LLFA comments, the Flood Risk Assessment we submitted does not appear to be on the portal – can you please pass on the attached in case they have not been received?

Thanks

Olivia

Olivia Pemberton MSc BA (Hons)
Graduate Planner
Planning

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 Before printing, think about the environment

From: Stephen Kilmartin [<mailto:Stephen.Kilmartin@ribblevalley.gov.uk>]

Sent: 05 November 2018 09:29

To: Rob Haslam <RHaslam@savills.com>

Subject: FW: 3/2018/0914

Rob,

For info – see attached

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

Ribble Valley Borough Council, Council Offices,

Church Walk, Clitheroe, Lancashire BB7 2RA

Tel: 01200 414555 | Fax: 01200 414487

E-mail: stephen.kilmartin@ribblevalley.gov.uk

Web: www.ribblevalley.gov.uk

From: Sharon Craig

Sent: 01 November 2018 16:23

To: Stephen Kilmartin

Subject: FW: 3/2018/0914

Sharon Craig

Planning Receptionist

Direct Dial 01200 414552

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Hours of work: Wednesday pm only, all day Thursdays and Fridays

From: Dunderdale, Chris [<mailto:Chris.Dunderdale@lancashire.gov.uk>]
Sent: 01 November 2018 16:04
To: planning
Subject: RE: 3/2018/0914

Good afternoon,

Please see attached the initial LLFA response to the above consultation request.

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Community Services
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

From: Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]
Sent: 12 October 2018 14:38
To: Whalley Parish Council <clerk@whalleyparishcouncil.org.uk>; Archaeology (lancashire.archaeology@gmail.com) <lancashire.archaeology@gmail.com>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>
Subject: 3/2018/0914

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

The application is for the erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership).

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%2F0914

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111

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