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3<sup>rd</sup> October 2018

Dear Sir/Madam,

**FULL PLANNING APPLICATION FOR SURFACE WATER ATTENUATION SCHEME  
WITH AN UNDERGROUND TANK, PLACED BENEATH THE SHARED PRIVATE DRIVE  
WAYS FOR PLOTS 83-89 AT LAND OFF HENTHORN ROAD, CLITHEROE**

Story Homes hereby submit a full planning application for the scheme proposed above.

By way of background, an outline planning permission in relation to this site (ref: 3/2013/0711) was approved in 2014 and reserved matters application in relation to this site was approved (ref: 3/2015/0446) in September 2015. The scheme has been constructed in accordance with this approval and the conditions discharged.

However, following construction of the attenuation pond in the south western corner of the site (adjacent to plots 83 to 87), it has been identified that the pond is not suitable to adequately attenuate the site. As such, this full application seeks approval to provide a new drainage strategy using underground storage tanks.

**Detailed Proposal**

The original proposal was to attenuate surface water flows within an onsite balancing pond. The design of this pond has been undertaken by a civil engineering consultant and was been constructed by our contractor in accordance with the design. Upon completion of the pond and following slope stability assessment it was confirmed that the pond was unstable in its current state.

Story Homes has since appointed an alternative civil engineering consultant to review the original design upon which it was confirmed that the original design under estimated the storage requirements for extreme rainfall events and as such, an alternative solution is required.

Due to the increase in storage volumes require to be attenuated and the

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constraints of the brook, estate road and proposed plots it is not possible to provide this within a balancing pond. Therefore a revised attenuation solution is proposed. The new proposal is to attenuate surface water flows within an underground tank, which will be placed beneath the shared private drive ways for plots 83-89 and within the area of the original pond.

The original pond area will now act as useable public open space, to be maintained by a man co. The design philosophy of the surface water drainage system will not be affected; the outflow from the site will remain as per the original approved discharge rate, all surface water flows up to and including the 100year storm event + 30% climate change will be attenuated within the underground tanks.

This application has been submitted via the planning portal and contains the following documents in support of this application:

- Location Plan (Ref. LP01)
- General Arrangement Plan (Ref. L01 Rev H)
- Attenuation Storage Details (Ref. 40-01-P4)
- Proposed Finished Floor Levels (40-02-P1)
- Calculations
- Tank General Arrangements (Ref: 18-3470-001P3)
- Tank General Arrangements (Ref: 18-3470-002P3)
- Landscaping scheme

An application fee of £1,404 (plus £16.67 service charge) has been provided in payment on the application fee.

I trust the information submitted is sufficient to validate and determine the application. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely



Siobhan Sweeney  
**Planning Manager**