

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

Our ref: NO/2019/112057/01-L01
Your ref: 3/2019/0545
Date: 03 October 2019

Dear Sir/Madam

HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING:
A) IN FULL, THE ERECTION OF 48 BUNGALOWS FOR PERSONS AGED 55 YEARS AND OVER (CLASS C3) AND A 64 BEDROOM CARE HOME (CLASS C2) WITH VEHICULAR AND PEDESTRIAN ACCESS FROM CLITHEROE ROAD AND ASSOCIATED CAR PARKING, LANDSCAPING AND EXTERNAL WORKS
B) IN FULL, A DRIVE-THRU RESTAURANT (CLASS A3) AND ASSOCIATED CUSTOMER CAR PARKING, LANDSCAPING AND EXTERNAL WORKS WITH VEHICULAR ACCESS FROM THE A59
C) IN OUTLINE WITH ALL MATTERS RESERVED EXCEPT ACCESS, EMPLOYMENT UNITS (CLASS B1 AND/OR CLASS B2 AND/OR CLASS B8 UNDER CLASS V OF PART 3 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)) AND A PETROL FILLING STATION (SUI GENERIS) AND CONVENIENCE STORE (CLASS A1) WITH ASSOCIATED CUSTOMER CAR PARKING, LANDSCAPING AND EXTERNAL WORKS AND VEHICULAR ACCESS FROM THE A59.
LAND BETWEEN CLITHEROE ROAD AND A59/A671 ROUNDABOUT JUNCTION, BARROW. BB7 9AD.

Thank you for consulting us on the above application which we received 13 September 2019.

Environment Agency position

We have no objection to elements A & B of this hybrid application. However, with regard to element C, specifically the proposed petrol filling station, we have the following comments to make;

- * The applicant has not supplied adequate information to demonstrate that the risks posed to groundwater can be satisfactorily managed.
- * No information has been submitted providing details of the petrol station.
- * The site is located on a Secondary A aquifer and there are nearby water dependent features that maybe be put at risk by the development.
- * The applicant has not undertaken an assessment of risks associated with the development and has not provided sufficient information to show that below ground tanks are the most suitable fuel storage option for this site.

Element C of the proposed development will only be acceptable subject to the

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
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inclusion of the following planning conditions.

Condition - Site Investigation

No development works to install a petrol filling station shall take place until a Hydrogeological Risk Assessment, that includes the following components to deal with risks associated with groundwater pollution, has been submitted and approved in writing by the local planning authority:

1. A preliminary risk assessment which:
 - a. Identifies potential pollutants associated with the development
 - b. Identifies water dependent features within the vicinity of the site
 - c. Includes a conceptual model of the site indicating pollution sources, pathways and receptors
2. A site investigation scheme, based on (1) providing information for a detailed assessment of the risk posed to groundwater (including dependent features) that may be affected, including those off site. The scheme should confirm the depth of the water table on site.
3. Based on the results of the site investigation and the detailed risk assessment referred to in (2) produce an options appraisal and identification of pollution prevention measures required to mitigate risks to groundwater. The options appraisal shall provide a comparison of above and below fuel storage, justifying the preferred option.

Any changes to the above components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Condition - PFS Pollution Risk Assessment

No development shall commence until a scheme to manage the pollution risks associated with the operations of the proposed petrol filling station have been submitted to and approved, in writing, by the local planning authority. The scheme shall include and address the following components:

1. A Feasibility Assessment that addresses the design and risks related to the storage of hydrocarbons in above ground and underground tanks at this location.
2. Full structural details of the tanks design and infrastructure, including details of excavation
3. Details of fuel delivery pipework and containment
4. Drainage details for the forecourt and drainage within the tanker off-loading area
5. Information relating to the proposed leak detection system, its monitoring and maintenance
6. Any groundwater monitoring & sampling schedule
7. A site specific staff training manual that explains to site staff specific environmental risks associated with the petrol filling station, and actions to be taken in the event of an incident.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

The scheme shall be fully implemented and the tanks and associated infrastructure will subsequently be maintained and monitored, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

Reason

To ensure that the proposed petrol filling station does not harm the water environment in line with paragraph 170 of the National Planning Policy Framework and Position Statements D2 and D3 of the [‘The Environment Agency’s approach to groundwater protection’](#).

Condition - Validation report for new tank installation

The development hereby permitted shall not be occupied until such time as a validation report has been completed, which includes evidence that the tanks and associated infrastructure have been completed in accordance with the scheme approved under the condition above (i.e. New tank installation). The validation report should be submitted to, and approved in writing by, the local planning authority.

Reason

To ensure that the proposed petrol filling station does not harm the water environment in line with paragraph 170 of the National Planning Policy Framework and Position Statements D2 and D3 of the [‘The Environment Agency’s approach to groundwater protection’](#).

Yours faithfully

Carole Woosey
Planning Advisor

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