

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

Our ref: NO/2019/112110/05-L01
Your ref: 3/2019/0840
Date: 06 May 2020

Dear Sir/Madam

**EXTENSION TO EXISTING WORKSHOP (B2 USE) - AMENDED/UPDATED FRA.
JAMES ALPE LIMITED, LINCOLN WAY, CLITHEROE, LANCASHIRE, BB7 1QD.**

Thank you for consulting us on the above application which we received 17 April 2020.

Environment Agency position

The application is accompanied by a revised Flood Risk Assessment (FRA) prepared by UK Flood risk Consultants (QFRA 1198 version 1.2, dated 10/04/2022) and accompanying appendices A-D. FRA.

We have reviewed the FRA in so far as it relates to our remit and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. We therefore, remove our objection to the development.

The site is located in flood zones 2 and 3 and seeks planning permission for an extension to an existing building, which will be raised on stilts allowing water to flow under the structure. The site will be used for storage and will be classed as "less vulnerable" development by table 2 of the Planning Practice Guidance. The proposed development must proceed in strict accordance with the FRA and the mitigation measures identified, as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA

Surface Water Drainage (Advice to LPA)

The following issue is not within our direct remit or expertise, but nevertheless is important when managing flood risk for this development. Prior to deciding this application we recommend that consideration be given to the changes relating to surface water drainage. The latest revision of the FRA has changed the design of surface water drainage from permeable paving and attenuation tanks, to a water butt. Where necessary, the advice of relevant experts should be sought.

Yours faithfully

Carole Woosey
Planning Advisor

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