

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

Our ref: NO/2019/112110/04-L01

Your ref: 3/2019/0840

Date: 25 March 2020

Dear Sir/Madam

EXTENSION TO EXISTING WORKSHOP (B2 USE) - AMENDED/UPDATED SITE PLAN.

JAMES ALPE LIMITED LINCOLN WAY, CLITHEROE, LANCASHIRE, BB7 1QD.

Thank you for re-consulting us on the above application which we received 18 February 2020.

Environment Agency position

We maintain our objection to this development as the FRA submitted with the application does not contain the details of the up-dated planning proposal.

Reason

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by UK Flood risk Consultants (QFRA 1198, 26/11/2019) and the accompanying appendices A - F. The proposal 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 plans for the proposal, (Project No: ALP/21 - Dwg 03c, dated 18.12.19) have been amended to remove the car-park, wire fencing and adjust the red-line boundary of the site. Unfortunately, this altered proposal for the site has not been amended within Appendix B of the FRA. We recommended that the Local Planning Authority requested that the applicant update Appendix B of the FRA on 20/03/20, however a revised FRA has not been uploaded to Ribble Valley Borough Council's planning portal.

Overcoming our Objection

The applicant should update Appendix B of the FRA with the plan that outlines the latest proposals for the site, as shown on the plan submitted to the LPA 06/02/20, reference; Project No: ALP/21 - Dwg 03c, dated 18.12.19.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
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Yours faithfully

Carole Woosey
Planning Advisor

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