

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

Our ref: NO/2020/112865/01-L01
Your ref: 3/2020/0009

Date: 01 September 2020

Dear Sir/Madam

DISCHARGE OF CONDITION 3 (LANDSCAPING), 4 (ENCLOSURE DETAILS), 5 (LODGE DETAILS), 7 (LANDSCAPING), 8 (STRUCTURE OVER HIGHWAY), 9 (SITE ACCESS), 10 (LAND CONTAMINATION) 12 (JAPANESE KNOTWEED), 13 BIRD/BAT BOXES) 14-16 AND 18 (DRAINAGE DETAILS) AND 20 (CONSTRUCTION METHOD STATEMENT) FROM PLANNING PERMISSION 3/2018/0535. LAND ADJACENT 97 WOONE LANE, CLITHEROE, BB7 1BJ.

Thank you for consulting us on the above application which we received 12 August 2020

Environment Agency position

We were not consulted on application 3/2018/0535 and are therefore not in a position to discharge the above conditions as we did not request them.

We do however note that the drainage strategy proposes a surface water outfall to Mearley Brook which is designated as Main River. We would therefore take the opportunity to remind the applicant that any works within 8 metres of Mearley Brook will require an environmental permit.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

Carole Woosey
Planning Advisor

e-mail: clplanning@environment-agency.gov.uk