

From: Planning
Subject: FW: 3/2020/0911

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 16 December 2020 12:02
To: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>
Cc: Hargreaves, Hilary <Hilary.Hargreaves@lancashire.gov.uk>; Gregg, Robert <Robert.Gregg@lancashire.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: RE: 3/2020/0911

Good afternoon Adam,

I've now reviewed the above application and I've the following observations to make with regard to the applicant's flood risk assessment:

- **Section 4.0 - flood risk from the site:** I note the applicant has made some reference to off-site highway flooding concerns, however they appear to have overlooked the main issue which relates to surface water runoff being diverted from the existing building directly onto Worston Road. The runoff from the building currently crosses a public footpath and creates a significant flood risk on the carriageway. Our highway colleagues have already written to the garden centre on 13 September 2019 to notify them of the issue and to request for urgent arrangements to be made to rectify the problem. I understand from talking to our highway colleagues that they did receive assurances that the issue would be addressed as part of this re-development, however I don't see any evidence of that within the current submission. Please can you raise this with the applicant and ask for it to be considered further? The applicant is encouraged to contact the originator of the highway letter should they require further information about the issue.
- **Sections 5 & 6 – existing & proposed drainage:** I note the applicant has provided a brief overview of the current on-site drainage arrangements, confirming that surface water and treated effluent currently discharges into a private sewer that's located under Clitheroe Road. I understand from section 6.2.5 that this arrangement is due to be maintained following re-development, with additional runoff connected into the private sewer at a maximum rate of 12l/s. Having discussed this with our highway colleagues, I understand there have been issues with the private sewer in the past and there's also some doubt as to whether the sewer's capable of taking any additional runoff from the re-development site. Please can you raise this with the applicant and ask for further investigations to be carried out on the private sewer / on-site drainage to check and demonstrate its suitability as a potential discharge location. I understand United Utilities have also made a similar request in their recent response dated 14 December 2020. I'd expect the applicant to give appropriate consideration to the route, condition, capacity and final outfall of the private sewer to ensure it has sufficient capacity and is in a sufficient condition to accept the additional runoff from the re-development site. I'd also expect the applicant to provide a copy of the evidence that's led them to discount infiltration as a possible method of surface water disposal, as this doesn't appear to have been included within the current submission.
- **Appendix F - drawing no. 10301-101 P1:** I note the applicant has set out their indicative drainage proposals on drawing no. 10301-101 P1 to show how surface water could be

safely managed over the lifetime of the development. That drawing is however incomplete as it fails to include details of the measures needed to rectify the flooding on Worston Road and it also fails to include details of the existing on-site drainage and private sewer network under Clitheroe Road. Please can you raise this with the applicant and ask for the outstanding information to be appended to the drawing, along with details of all pipe/structure references, dimensions and design levels so the drawing can be cross referenced with the supporting flow calculations.

- **Appendix G – surface water flow calculations:** I note the applicant has provided some preliminary surface water flow calculations to support their indicative drainage layout plan. However, for the same reason as above, I'd recommend for the drainage model to be expanded to also include the existing on-site drainage and private sewer network under Clitheroe Road. I'd also recommend for the drainage network to be re-modelled with a surcharged outfall unless it can be demonstrated that a free flowing outfall can be achieved. Please can you raise these points with the applicant and ask for them to be considered further. As noted above, we won't be able to cross reference the calculations with the drainage layout plan until all relevant pipe/structure references, dimensions and design levels have been appended to the drawing.

Should the applicant wish to discuss any of these points further, then they're welcome to give me a call on 01772 534593.

Many thanks,

Chris

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