

8 December 2020

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

Our Ref: OAKM005  
PP Ref: PP-09326903

Dear Sir / Madam,

**APPROVAL OF DETAILS RESERVED BY A CONDITION  
APPLICATION 3/2020/0332, LAND OFF SHEEPFOLD CRESCENT BARROW BB7 9XR**

On behalf of our clients Lea Hough Chartered Surveyors please find enclosed an application seeking to discharge condition 3 of planning application 3/2020/0332.

Condition 3 is worded as follows:

*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a surface water drainage scheme for the proposal has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:*

- *Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes, temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;*
- *The drainage scheme should demonstrate that the surface water run-off will not exceed the existing pre-development runoff rate for the corresponding return period. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*
- *A plan showing any overland flow routes and flood water exceedance routes, both on and off site - flow routes must be directed away from property and infrastructure; D. A timetable for implementation, including phasing where applicable;*
- *Details of water quality controls, where applicable.*
- *Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.*

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The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

To discharge the condition the following information has been submitted:

- Supporting Letter by REFA
- Drainage Strategy Plan C Drainage Strategy -01C(1)
- Drainage Strategy Plan C SW Areas 01-2 (1)
- SW Calculations

The application fee is £116 and this has been paid by the applicant direct. I therefore trust that you have everything you need to validate the application and look forward to receiving confirmation of validation shortly, however, should you have any queries please do not hesitate to contact me.

Yours faithfully



**Mike Hughes**

