

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

Our ref: NO/2021/113649/01-L01
Your ref: 3/2021/0595
Date: 08 July 2021

Dear Sir/Madam

CHANGE OF USE OF LAND AND ERECTION OF BUILDING FOR HELICULTURE (SNAIL BREEDING) TOGETHER WITH SIX LOG CABINS TO BE USED AS HOLIDAY LETS, FOLLOWING PLANNING APPLICATION REFUSAL 3/2020/0940. LAND AT PRESTON ROAD, RIBCHESTER, PR3 3XL

Thank you for consulting us on the above planning application which we received 18 June 2021.

Environment Agency position

We have no objection to the development as proposed, and acknowledge that the new location of the development is a betterment in terms of flood risk, compared to that outlined in 3/2020/0940. The development site now utilizes the land in the applicant's possession that is within Flood Zone 1 on the Flood Map for Planning. Our response dated 09 Dec 2020, to the previous application highlighted the issue of non-mains drainage, our detailed comments can be found below.

Non-mains drainage – advice to the applicant/LPA

The planning application is proposing non-mains drainage and the use of a package treatment plant. There is a foul sewer 55 metres from the development site boundary and approximately 100metres from the first lodge. We would therefore take this opportunity to remind the LPA and applicant of the rules governing the disposal of foul water.

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

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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Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

[Septic tanks and treatment plants: permits and general binding rules](#)

Yours faithfully

Carole Woosey
Planning Advisor

E-mail clplanning@environment-agency.gov.uk