

Contact: Please contact the Local Planning Authority

Date: 17th December 2021

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the below application.

PLANNING APPLICATION CONSULTATION RESPONSE

Application Number:	3/2020/0911
Location:	Shackleton Garden Centre, Clitheroe Road, Chatburn
Proposal:	Proposed extension and remodelling of home and garden centre, including additional indoor and outdoor retail space and increased café area and play area.

Under the Flood and Water Management Act 2010 the LLFA is the responsible 'risk management authority' for managing 'local' flood risk which refers to flood risk from surface water, groundwater or from ordinary watercourses. The LLFA is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is in this capacity this response is compiled.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

Lead Local Flood Authority (LLFA) Position

The LLFA is currently unable to provide you with a substantive response as insufficient information has been submitted with this application. The following details outline the information that will be required in order for the LLFA to provide you with a substantive response:

The LLFA were informed that the following documents had been amended and were being re-consulted on for the principle of the development, these were an amended car parking layout, vehicle tracking, access and site plans, along with a ground investigation and flood risk and drainage statement. There is no evidence of an amended flood risk and drainage statement, or a ground investigation report.

We ask to be re-consulted with the amended documents. We will provide you with comments within 21 days of receiving formal re-consultation. Our objection will be maintained until the appropriate amended documents have been submitted.

Material Changes to this Planning Application

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please send a copy of the decision notice to our mailbox.

If you decide to approve contrary to our response

If the Local Planning Authority grants planning permission for this development contrary to the LLFA's objection, we will be unable to provide comment on the discharge of any surface water or flood risk conditions which we have not recommended.

Yours faithfully,

Harry McGaghey
Lead Local Flood Authority