

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

**Our ref:** NO/2021/113948/01-L01  
**Your ref:** 3/2021/1020  
**Date:** 19 October 2021

Dear Sir/Madam

**CONSTRUCTION OF 15 ECO LODGES AND INFRASTRUCTURE TO PROVIDE  
ADDITIONAL ACCOMMODATION FOR EAVES HALL.  
EAVES HALL, MOOR LANE, WEST BRADFORD, BB7 3JG.**

Thank you for consulting us on the above application which we received 13 October 2021.

**Environment Agency position**

We have no objection to the variation of condition 2 as requested. We do however note that the plans still indicate the use of a septic tank for the purpose of foul drainage. We therefore take this opportunity to remind the applicant of our response dated 28 September 2020.

The plans with the current application indicate that there may be an economic justification for not connecting to the main sewerage system that could result in the use of a septic tank. We therefore remind the applicant that as there is a combined sewer within 30 metres of the site boundary, this would not satisfy the General Binding Rules governing foul drainage. Therefore, any discharge from a non-mains drainage system will require a permit from the Environment Agency. It should also be noted that if a mains connection is not possible, then the next step in the drainage hierarchy is the use of a package treatment plant rather than a septic tank.

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

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