

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

Our ref: NO/2023/115099/01-L01
Your ref: 3/2022/0052
Date: 10 March 2023

Dear Sir/Madam

**CREATION OF ADDITIONAL DINING SPACE WITH TROPICAL PLANT SALES AREA AND STORAGE BELOW. BAKERY/DELI FOOD SALES AREA, STORAGE AND OFFICE FACILITIES. EXTERNAL TERRACE. RESUBMISSION OF APPLICATION 3/2020/0602.
HOLDEN CLOUGH NURSERY, BOLTON BY BOWLAND ROAD, BOLTON BY BOWLAND, BB7 4PF**

Thank you for consulting us on the above application which we received 21 February 2023.

Environment Agency position

The planning application is accompanied by a Flood Risk Assessment (FRA) and Flood Risk Summary (Floodsmart technical document on Flood Plain Compensation) prepared by GeoSmart Information Ltd, referenced; 76707R1 & 76707.02R1 and dated 27 April 2022 and 27 May 2022 respectively.

We have reviewed the FRA and technical summary report in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Unfortunately, there is a lack of detailed design regarding the compensatory storage requirements, we would therefore request the inclusion of the following planning condition. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development hereby permitted must not be commenced until such time as a scheme to provide appropriate compensatory storage on site has been submitted to, and approved in writing by, the local planning authority.

The scheme and plans submitted shall show the final engineering solution for the compensatory storage, providing detailed design to demonstrate how the scheme will

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function to ensure flood waters can enter the storage and be discharged freely after a flood. It must be demonstrated that there will be no loss in storage capacity for the lifetime of the development.

The scheme shall be fully implemented prior to any development on site and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

- To ensure that there are no detrimental impacts to flood storage or flood flow routes
- To reduce the risk of flooding to the proposed development, future users and elsewhere

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Yours faithfully

Carole Woosey
Planning Advisor

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