

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

Our ref: NO/2022/114603/01-L01
Your ref: 3/2022/0553
Date: 26 July 2022

Dear Sir/Madam

PROPOSED ERECTION OF MIXED-USE COMMERCIAL UNITS (USE CLASS E) AND STORAGE FACILITIES (USE CLASS B8), INCLUDING THE CONVERSION OF FARMHOUSE TO PROVIDE OFFICE SPACE (USE CLASS E). HIGHER COLLEGE FARM LOWER ROAD, HOTHERSALL, PRESTON, PR3 2YY.

Thank you for consulting us on the above application which we received 07 July 2022.

Environment Agency position

We note that the proposed foul drainage strategy for the development has not yet been confirmed. The proposal constitutes major development, and it would not be appropriate for a development of this size to propose non-mains drainage unless it can be demonstrated by the applicant that connection to mains drainage is not possible.

The proposed development will be acceptable if the following measure(s) are implemented and secured by way of planning conditions on any planning permission.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason(s)

The river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact of the development could cause deterioration of a quality element to a lower status class.

Condition

Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and

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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detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

Reason

To reduce the risk of pollution to the water environment

Trade Effluent – Advice to Applicant/LPA

Effluent discharged from any premises carrying on a trade or industry and effluent generated by a commercial enterprise where the effluent is different to that which would arise from domestic activities in a normal home is described as trade effluent.

If you are not able to discharge effluent, it will be classed as waste and you must then comply with your duty of care responsibilities.

Proposing to discharge to non-mains

If you wish to discharge effluent after appropriately treating it to groundwater or surface water, please contact the Environment Agency (Tel: 03708 506 506) as a permit under the Environmental Permit Regulations will be required.

Proposing to discharge to mains

A trade effluent consent or a trade effluent agreement with your water and sewerage company must be obtained before you discharge trade effluent to a public foul sewer or a private sewer that connects to a public foul sewer.

Yours faithfully

Carole Woosey
Planning Advisor

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