

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

Our ref: NO/2023/115204/01-L01
Your ref: 3/2022/1156
Date: 28 April 2023

Dear Mr Waleczek

**PROPOSED EXTENSION TO VILLAGE HALL TO FORM A SINGLE STOREY REAR STORAGE ROOM.
BOLTON-BY-BOWLAND COMMUNITY HALL, MAIN STREET, BOLTON-BY-BOWLAND, CLITHEROE, BB7 4NW**

Thank you for consulting us on the above application which we received 11 April 2023.

Environment Agency position

We object to this application as it involves building works within 8 metres of a watercourse/ flood defence. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reasons

- The proposed development would restrict essential maintenance and emergency access to the watercourse/ defences. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/ or improvement works.
- The proposed development would obstruct flood flows, thereby increasing the risk of flooding in the vicinity.
- The proposed development is likely to adversely affect the construction and stability of the flood defence which will compromise its function, this could in turn increase flooding to the surrounding land.

Overcoming our objection

The applicant should relocate the proposed extension to a part of the building away from the flood defence. Alternatively, the applicant must satisfy us that the construction of the proposed extension is not likely to adversely affect the construction and stability of the flood defence or compromise its function. The applicant must also satisfy us that our statutory right of access will not be negatively affected by the proposed development.

Yours sincerely

Carole Reynolds
Planning Advisor

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