

From: [REDACTED]
Sent: Wednesday, November 22, 2023 2:18 PM
To: [REDACTED]
Subject: RE: 3/2023/0812 - Old Row

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good Afternoon Stephen,

I am writing on behalf of LNT Care Developments (the applicants) in response to the attached LLFA consultation response to our above planning application seeking discharge of a number of conditions pursuant to the approved Care Home for Older People at Old Row, Whalley Road, Barrow, BB7 9AZ.

In response to comments made regarding Condition 5 please find attached a comprehensive Drainage Strategy (inclusive of already submitted documentation) considerate to all points made in the LLFA response. I will address each point below:-

- The applicant has failed to provide evidence of the drainage calculations, along with evidence for an allowance for climate change and urban creep. Please find Microdrainage calculations attached. The impermeable areas plan details the urban creep allowance.
- The applicant has failed to provide the appropriate climate change allowance, as specified in the condition. The climate change allowances are in line with the requests made by the LLFA as per the attached documentation.
- The applicant has failed to provide evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. Please find attached the surcharged outfall analysis drainage report.
- The applicant has failed to provide evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365. Please find attached a Geoenvironmental Appraisal Extract which concludes that soakaway drainage is not suitable on the site. (The full Geoenvironmental Appraisal was submitted as part of the original Planning Application)
- The applicant has failed to provide evidence of an agreement in principle with the third-party asset owner to connect to the off-site combined sewer. Please find attached the United Utilities response allowing the proposed system to drain to their asset at 2 l/s.

I trust the above provides you with satisfactory details to recommend the discharge of Condition 5 and I look forward to receiving your response in due course.

Yours Sincerely,

[REDACTED] **BA (Hons) MA**

[REDACTED]

LNT **CONSTRUCTION**

Building great
places to live.



Company No. 12065889. Registered in England & Wales. Helios 47, Isabella Road, Garforth, LS25 2DY, UK