

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

Our ref: NO/2024/116104/04-L01
Your ref: 3/2024/0397
Date: 13 September 2024

Dear Ms. Hughes

**APPROVAL OF DETAILS RESERVED BY CONDITIONS 14 (FOUL AND SW DRAINAGE), 16 (SW SUSTAINABLE DRAINAGE STRATEGY), 17 (CONSTRUCTION SW MANAGEMENT PLAN), 18 (OPERATION AND MAINTENANCE MANUAL) AND 20 (COMPENSATORY FLOOD STORAGE) FROM PLANNING PERMISSION 3/2021/0731.
ST JAMES C OF E PRIMARY SCHOOL, GREENACRE STREET, CLITHEROE, BB7 1ED.**

Thank you for consulting us on the above application which we received 10 September 2024.

Environment Agency position

In our letter referenced NO/2024/116104/01-L01 and dated 13 June 2024 we advised that we did not recommend the discharge of condition 20 (compensatory flood storage) included on the decision notice of application 2/2021/0731, due to the lack of information made available to assist in the discharge of the condition. The planning application is now accompanied by an updated Flood Risk Assessment (FRA) prepared by JBA Consulting, referenced; KPZ-JBAU-00-00-RP-Z-0007-St_James_Clitheroe_-_FRA, and dated 10 June 2024.

In addition, to assist in the discharge of the conditions and to address our request, plan and section drawings referenced: -
KPZ-JBA-00-00-DR-HM-0001S0-P01.01-Compensatory_Storage_Plan.dwg
and
KPZ-JBA-00-00-DR-HM-0002-S0P01.0_Compensatory_Storage_Section_Views.dwg
have now been provided.

We have reviewed the FRA and the drawings in so far as they relate to our remit, and we are satisfied that the information is now sufficient to allow us to recommend the discharge of Condition 20.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified in the drawings as it will form part of any subsequent formal discharge of Condition 20.

We note that the status of the drawings submitted is 'work in progress' and 'not for construction' therefore, any proposed changes to the approved FRA and / or the

mitigation measures identified in the approved drawings will require the submission of a revised scheme and additional consultation.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours sincerely

Carole Reynolds
Planning Advisor

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