

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

Our ref: NO/2024/116104/03-L01
Your ref: 3/2024/0397
Date: 02 August 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 29 July 2024

Environment Agency position

In our previous response referenced NO/2024/116104/01-L01 and dated 13 June 2024, we did not recommend discharge of condition 20 due to a lack of detail within the FRA and supporting documents about the precise location and dimensions of the proposed compensatory storage area.

The planning application is now accompanied by the updated and revised Flood Risk Assessment (FRA) prepared by Jeremy Benn Associates Limited ("JBA"), referenced: KPZ-JBAU-00-00-RP-Z-0007-St_James_Clitheroe_-_FRA and dated 29/07/2024.

The FRA and appendices have been updated to provide further detail on the proposed compensatory flood storage area. The FRA provides the technical recommendations and requirements for the compensatory flood storage area; however, it does not appear that JBA or the architects have been tasked with the detailed design of the flood compensatory storage area.

Other than the information in the FRA and schematic drawings showing the indicative areas and sections from the hydraulic model, there are no details regarding construction sections and plans. Until such details are forthcoming, there is nothing substantive to base the discharge of the condition on and nothing for your LPA to measure compliance against. We are therefore unable to recommend the discharge of condition 20 until these details are submitted

Yours sincerely

Carole Reynolds
Planning Advisor

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

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End