

Ref. 10301/sjr/01  
Date. 28<sup>th</sup> November 2024

Ribble Valley Borough Council  
Department of Development  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Planning Team

**Application 3/2024/0726**

**Location: Shackletons Garden Centre Ltd, Clitheroe Road, Chatburn, BB7 4JY**

**Proposal: Proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased cafe area and play area**

I refer to the letter from the Lead Local Flood Authority dated 11<sup>th</sup> November 2024 in which the LLFA stated that they were unable to recommend the discharge of Condition 17 relating to surface water drainage. The LLFA gave the following three reasons (in italics below) and our comments are included below each reason given.

1. *The applicant has failed to provide evidence of flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.*

Exceedance flows from the site will be onto and along Clitheroe Road to the southwest. Exceedance flows were included in the previous correspondence Ref: 10301/sjr/01. To satisfy the above reason again the exceedance routes are included on the enclosed drawing 10301/106/P1.

2. *The applicant has failed to provide evidence of Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building to confirm minimum 150mm+ difference for FFL.*

The steep slope of the site necessitates the use of earth-retaining external walls in certain areas. However, wherever feasible, the ground floors of the proposed extensions are designed to be 150mm above the external ground level. This ensures compliance with design standards while adapting to site conditions.

Details of the retaining walls, proposed floor levels, and adjacent ground levels are clearly illustrated in the attached drawings 10301/101/P7 and 10301/102/P4.

The existing buildings and their associated external ground levels will remain unchanged. Additionally, level access for disabled customers is currently provided at entrances located on the northeast section of the existing building, and these accessible features will be retained without alteration.

3. *The applicant is expected to provide evidence that demonstrates that the proposed drainage system has been calculated with a surcharged outfall, this evidence in turn should be reflected within the evidence of the flood water exceedance routes. This is a critical issue given the historical surface water flooding previously experienced by the development, as referenced in Section 3.3.2 of the approved Flood Risk Assessment and Drainage Statement (Reference 10301 Rev 3, Dated 24/11/2021).*

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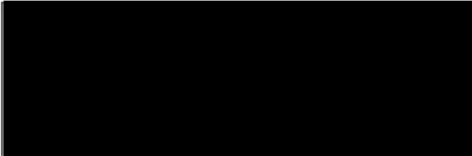
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An additional analysis was conducted using Causeway Flow, incorporating a surcharged outfall to account for historical flooding at the site. The results have been included in the updated Drainage Statement (Revision B), dated 26/11/2024. This analysis confirms that no flooding occurs under the modelled conditions.

In view of the above, we request that the LLFA recommend the discharge of Condition 17 relating to surface water drainage.

Yours sincerely  
For and on behalf of  
Reid Jones Partnership Ltd



John Reid  
Director