

Mr Stephen Kilmartin
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/116706/03-L02
Your ref: 3/2025/0147
Date: 15 September 2025

Dear Mr Kilmartin

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF SIX 2-BED AND ONE THREE-BED APARTMENT BUILDING TOGETHER WITH A TWO STOREY BUSINESS CENTRE AND ASSOCIATED PARKING AND BIN STORE.

PEEL STREET BUSINESS ESTATE, PEEL STREET, CLITHEROE, BB7 1RA

Thank you for re-consulting us on the above application on 3 September 2025, following the submission of amended plans.

In our letter referenced NO/2025/116706/02-L01 and dated 6 August 2025, we withdrew our objection to the development on the grounds of an inadequate flood risk assessment. However, we maintained our objection due to the close proximity of the buildings and proposed car parking to the top of the bank of Mearley Brook, which is designated as a Main River.

To overcome our objection, we said the applicant should submit:

- Plan and sectional drawings which clearly state the distance from the top of the riverbank to the development at its closest point, based on topographical survey data, including any boundary fencing or walls. They should demonstrate that a minimum of 8 meters is left unobstructed and that Environment Agency access to and along that watercourse is not impeded.

We have now been re-consulted on amended plans.

Environment Agency position

The amended plans do not satisfactorily address our earlier concerns. We therefore maintain our objection set out in our response dated 6 August 2025.

Note to LPA

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

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Should our concerns regarding the site's proximity to a Main River get resolved, we would seek the inclusion of planning conditions relating to flood risk.

We therefore request that the Local Planning Authority re-consult us prior to determining the application, should they be minded to approve it contrary to our objection. This will allow us to provide appropriate recommendations for planning conditions.

Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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

Mrs Dana Binns
Sustainable Places Planning Advisor

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