

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

Our ref: NO/2025/116706/04-L01
Your ref: 3/2025/0147
Date: 08 December 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, received on 20 November 2025.

In our letter referenced NO/2025/116706/03-L02 and dated 15 September 2025 we maintained our objection to the development as the submitted amended plans did not satisfactorily address our earlier concerns regarding 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.

We have now been re-consulted on agent's response to Environment Agency letter prepared by Reford Consulting Engineers Limited and dated 17 November 2025.

Environment Agency position

We have reviewed the agent's response letter, which includes an annotated plan with distances marked on and consider that it satisfactorily addresses our earlier concerns.

Subject to conditions below, we therefore withdraw our previous objection, dated 15 September 2025.

Flood risk

The Flood Risk Assessment and Drainage Strategy prepared by Reford Consulting Engineers Limited (Document Ref: 24.1528, Dated: August 2024) has not been updated

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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to reflect the, albeit very slight, raising of finished floor levels identified in the addendum letter dated 16 June 2025. The development should also be carried out in accordance with the original FRA and the mitigation measures identified (i.e. following an update to the proposed finished floor levels in that FRA).

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning conditions are included.

Condition (1)

The development shall be carried out in accordance with the Flood Risk Assessment addendum letter prepared by Reford Consulting Engineers Limited (Ref: 3/2025/0147; Dated:16 June 2025,) and the finished floor level of the proposed buildings shall be set no lower than 74.95 metres Above Ordnance Datum (AOD).

The approved mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the schemes timing / phasing arrangements and shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

Condition (2)

The development hereby permitted must not be commenced until such time as confirmation is provided to ensure that any materials generated because of the demolition of the existing property or excavation or construction process are removed and/or deposited:

- outside of Flood Zone 3 and;
- more than 10 metres from the top of the bank of any main river.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason(s)

To ensure that there are no detrimental impacts to flood storage or flood flow routes.

Environmental Permit - advice to applicant

Mearley Brook is designated 'Main River'. The developer may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the bank of the river, which is designated a Main River.

In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the top of the bank of the Main River, or landward toe of any flood defences, without an environmental permit. Some activities are also now excluded or exempt.

For further information, the developer should refer to the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environmental Permitting (England and Wales) Regulations 2016 may 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

Mrs Dana Binns
Sustainable Places Planning Advisor

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