

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

Our ref: NO/2025/116692/01-L01
Your ref: 3/2025/0180
Date: 07 April 2025

Dear Sir/Madam

**PROPOSED CREATION OF AN ALTERNATIVE TEMPORARY PARK AND RIDE
AND HEAVY GOODS VEHICLE MARSHALLING AREA FACILITY ASSOCIATED
WITH THE HAWESWATER AQUEDUCT RESILIENCE PROGRAMME (HARP).
LAND TO THE WEST OF A671 PIMLICO LINK ROAD**

Thank you for consulting us on the above application which we received 19 March 2025.

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Jacobs U.K. Limited on behalf of United Utilities Water Limited, referenced; RVBC-P&R-APP-RP-002_ES-TA-C-1 Appendix C.1_Flood Risk Assessment and dated February 28, 2025.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Environment Agency position

We have no objection to the proposed marshalling yard however, this application is a separate application to that which covers the wider HARP scheme. In our response to the wider scheme application, your reference 3/2021/0660, our reference NO/2021/113708/02-L02, dated 12 August 2022, we requested a range of planning conditions. Of these planning conditions, one specifically covered the treatment of surface water discharges from compound areas within the broader scheme. Whilst we acknowledge that the current application is for a parking compound rather than one that will handle tunnel waste, there is still a risk that runoff from the area could contribute an increase in silty runoff to the adjacent Worston Brook. Therefore, we request that a modified version of this planning condition be added to any grant of planning for the proposed marshalling yard.

Condition Prior to the commencement of construction work a scheme detailing how surface water flows and quality will be controlled and managed during the construction phase of the development shall be submitted to and approved by the Local Planning Authority. For the purposes of this condition the term 'construction

work' shall be taken to include any works to include works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation. The construction phase surface water management plan shall include the following and be implemented before construction starts:

- An assessment of potential flows that would need to be managed during construction and operation of compounds.
- Details of the measures which would be put in place to capture, manage, treat and discharge flows from the compound.
- A programme for the installation, maintenance and removal of the measures set out above. This should include provision for adapting the mitigation if it proves not to be effective.
- An assessment of potential contaminants which may be present in surface water runoff, and measures to segregate this surface water from clean runoff
- Assessment of potential options to retain, test and treat or remove potentially contaminated surface water runoff during the works
- Details of a monitoring scheme to be implemented to confirm that no contaminants are present in runoff from the site intended for discharge to controlled waters (before, during and post construction)
- Details of how existing surface waters will be protected from any surface waters generated

Once approved, the construction phase surface water management plan shall be implemented in its entirety and remain for the duration of the development. Should a need for amendments to the plan be required as a result of changing conditions, these must be submitted to and approved by the LPA.

Reason To ensure the construction activities associated with the proposed development do not pose an unacceptable risk of pollution to controlled waters and associated species and habitats.

We would welcome the opportunity to review and provide comment on the pollution prevention and environmental mitigation measures submitted to satisfy the above condition.

Environmental permit - advice to applicant

Section 9- Recommendations, on page 15 of the above referenced FRA states: - *'A Flood Risk Activity Permit application for permission to discharge to Worston Brook would likely be required by the EA.'*

We therefore include the below permitting informative.

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 faithfully

Carole Reynolds
Planning Advisor

A solid black rectangular box used to redact the signature of Carole Reynolds.