

Nicola Gunn

From: Planning
Subject: FW: Consultation on planni
Attachments: LLFA Standing Advice for Non Major and Minor Apps (Dec 2024) V1.3.pdf; When to Consult the LLFA [Dec 2024] V8.pdf

From: Lead Local Flood Authority <llfaconsultations@lancashire.gov.uk>
Sent: 29 July 2025 10:55
To: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Subject: RE: Consultation on planni

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good morning,

Thank you for consulting us on planning application(s) **3/2025/0564 & 3/2025/0565**.

I confirm the Lead Local Flood Authority (LLFA) has no comment to make on the above application(s) for the following reasons:

LLFA Flood Risk Standing Advice should have been applied	x
It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2015	x

For further information please refer to the LLFA Standing Advice for Minor Planning Applications.

Many thanks,

Owen Daniel (he/him)
Technical Support Officer
Flood Risk Management Team – Highways Network Management
Highways and Transport
Lancashire County Council

T: 01772 534594
W: www.lancashire.gov.uk

Please note: I sometimes send emails outside of normal working hours, there is no expectation for you to respond outside of your normal working hours.

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>

Sent: 28 July 2025 16:41

To: clitheroetownclerk@gmail.com; LHS Planning Applications <lhsplanapps@lancashire.gov.uk>; Lead Local Flood Authority <lfaconsultations@lancashire.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>; planning.liaison@uuplc.co.uk

Subject: Consultation on planni

Please will you let Stephen Kilmartin have your comments on the above planning application? **(The email address to respond to is planning@ribblevalley.gov.uk FAO Stephen Kilmartin)**

The applications are for planning permission and listed building consent for a proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)iii) involving internal and external alterations.

Here are links to view the submitted documents on our website

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0564

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0565

Kind regards,

Jane

Jane Tucker, Planning Administration Assistant, Economic Development and Planning,
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked, or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail [disclaimer](#) which you are taken to have read and accepted.

Although the Council security checks incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.