

Lucy Walker
Ribble Valley Borough Council
Development Control
Church Walk
Clitheroe
BB7 2RA

Our Reference: PA-0005814/01
Customer reference: 3/2025/0999
Date: 24 June 2026

Proposed part change of use from retail shop to bakery with staff accommodation at first floor (sui generis). Demolition of existing single-storey rear extension and construction of new extension to rear. Installation of retractable frontage canopy, ramp/steps and handrail. Installation of replacement windows, service yard security gates and ancillary external seating.

69 King Street Whalley Clitheroe Lancashire BB7 9SW

Dear Lucy,

Thank you for consulting us on the above application, on 8 June 2026.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency position

We have no objection in principle to the application as submitted, however we wish to make the following comments:-

Flood Risk

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Maplebrook Environmental Consultants (Ref: Report QA Number 26/01a; Dated: February 2026).

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.

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours sincerely,

Dana Binns – Sustainable Places Planning Advisor,
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