

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

Our Reference: PA-0008050/01
Customer reference: 3/2026/0460
Date: 24 July 2026

Variation of condition 2 (approved plans and documents) on planning permission 3/2022/0082 to account for design development involving the redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room.

The Old Garage Site Newton Road, Dunsop Bridge, BB7 3BB

Dear Ben Taylor,

Thank you for consulting us on the above application, on 10 July 2026.

Environment Agency position

We have no objection to the proposed variation of Condition 2, however we wish to make the following comments.

Contaminated land – advice to LPA

We note that the contaminated land conditions recommended by the Environment Agency in response to application 3/2022/0082 do not appear to have been included on the planning permission. Our previous contaminated land advice remains applicable and the local Planning Authority should satisfy itself that appropriate measures are secured to address potential contamination risks associated with the site's former use.

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.

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

Yours sincerely,

Dana Binns – Sustainable Places Planning Advisor

National Contact Centre: 03708 506 506
clplanning@environment-agency.gov.uk
 Lutra House, Dodd Way, off Seedlee Road, Preston, PR5 8BX

