


Late Items – Planning & Development Committee				 <div>Ribble Valley Borough Council</div> www.ribblevalley.gov.uk			
Meeting Date: 2 DECEMBER 2021							
Briefing version		Issue Date:					
Committee Version		•	Issue Date:		2/12/21		
Application Ref:		3/2021/0725		Buck Inn Sawley Road, Grindleton		REC:	APP
Application Ref:		3/2021/1042		Land rear of 16 Whiteacre Lane Barrow		REC:	REF
Correct certificate now submitted as requested in Para 5.6.2							
Application Ref:		3/2021/0205		Land at Neddy Lane Billington		REC:	DEF
<p>Consultation response from Environment Agency stating no. objection subject to conditions :</p> <ol style="list-style-type: none">1. Secure the implementation of the Flood Risk Assessment2. Agree the compensatory storage design3. Ensure maintenance of the compensatory storage. <p>Condition 23 altered and additional conditions.</p> <p>Secure Implementation of FRA</p> <p>23.The development shall be carried out in accordance with the submitted flood risk assessment, produced by Banners Gate, referenced 20023_FRA, Revision 3, dated 04/10/2021 and incorporate all the recommendations outlined in Section 8.</p> <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reasons</p> <p>To reduce the risk of flooding to the proposed development and future occupants and to prevent the increased risk of flooding off site.</p> <p>Scheme to be agreed (compensatory storage design)</p> <p>24.The development hereby permitted must not be commenced until such time as a scheme to provide appropriate compensatory storage on site has been submitted to, and approved in writing by, the local planning authority.</p> <p>The scheme and plans submitted shall show the final engineering solution for the compensatory storage, providing detailed design to demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood. It must be demonstrated that there</p>							

will be no loss in storage capacity for the lifetime of the development.

The scheme shall be fully implemented prior to any development on site 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.

Reasons

To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development, future users and elsewhere.

Compensatory storage maintenance

25, The development hereby permitted must not be commenced until such time as a detailed management plan has been submitted to, and approved in writing by the local planning authority. The maintenance plan must demonstrate how the compensatory storage scheme, including proposed drainage channel shall be maintained for its lifetime. The plan as a minimum shall include:

- Details of the organisation responsible for the ongoing maintenance for the lifetime of the development
- Details of the funding arrangements in place for the inspection and maintenance. It must be demonstrated how the ongoing maintenance for the lifetime of the development will be funded.
- As built drawings and a maintenance and operation manual. This must include physical access arrangements for maintenance and establishment of legal rights of access.
- The maintenance schedule of work - itemising the tasks to be undertaken and the frequency at which they should be performed so that an acceptable long-term performance standard is secured. The schedule should be a living document as it may change, where inspections advise changes to the scheme maintenance requirements

Reasons

To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development, future users and elsewhere.

Application Ref:	3/2021/0720	Twyn Ghyll Caravan Site Paythorne	REC:	DEF