Dear Sir/Madam

RENOVATION AND CONVERSION OF GRADE II LISTED PROPERTY TO CREATE KITCHENS, RESTAURANT, BAR, 31 ROOM APART-HOTEL, BREWERY WITH RETAIL OUTLET, BAKERY, FUNCTION ROOM, OFFICES, TWO RETAIL UNITS AND GYM/SPA LEISURE COMPLEX HOMES MILL, GREENACRE STREET, CLITHEROE

Thank you for consulting us on the above application. We have the following comments to make:

Environment Agency position
In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis.

The FRA submitted with this application does not comply with the requirements set out in section 10, paragraph 30 of the Flood Risk and Coastal Change (FRCC) guidance category of the Planning Practice Guidance (PPG). The FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

We will provide a more detailed response outlining our reasons for objection next week. We are unable to do so at this time due to ongoing flood recovery work.

Yours faithfully

Mr Dave Hortin
Planning Technical Specialist, Sustainable Places

Direct e-mail clplanning@environment-agency.gov.uk

cc Stanton Andrews