

Chorley Borough Council  
Development Control  
Union Street  
Chorley  
Lancashire  
PR7 1AL

**Our ref:** NO/2023/115451/01-L01  
**Your ref:** 23/00505/FULHH  
**Date:** 03 August 2023

Dear Sir/Madam

**TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION. 15 RIVERSIDE CRESCENT, CROSTON, LEYLAND, PR26 9RU**

Thank you for consulting us on the above application which we received on 03 August 2023.

**Environment Agency Position**

We have no objection to the above development but do wish to make the following comments:-

The River Yarrow is classified as a main river and is defended by Environment Agency maintained defenses. Although, the red edge boundary is within 8 meters of the defense, the proposed development is not. If you do propose to do any development within 8 meters of the river or the defenses, then an environmental permit will be necessary.

**Environmental permit - advice to applicant**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. 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.

### **Flood risk standing advice - advice to LPA**

The proposed development falls within Flood Zone 3, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Yours faithfully

**Miss Isabel Garbutt**  
**Planning Advisor**  
e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)