

Louise Blatchford

From: Terry Longden
Sent: 02 May 2012 13:32
To: Louise Blatchford
Subject: RE: Planning applications and contaminated land 3/2012/0007 & 3/2011/1064
Follow Up Flag: Follow up
Flag Status: Red

SW

Application 3/2012/0007 - comments sent directly to Graeme Thorpe

Application:- 3/2011/1064

Contaminated Land Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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From: Louise Blatchford
Sent: 12 January 2012 15:46
To: Terry Longden
Subject: Planning applications and contaminated land

Terry

Application 3/2012/0007: proposal to create 5 mounds on land in agricultural use, to a maximum height of 4m, using 26,000 cubic metres of inert construction waste to be generated from the development site at Calder Vale Park, Simonstone. The operations involve removing the topsoil from the mound footprints and laying it to one side, landraising with the inert construction waste, replacing the topsoil, seeding the grass and strategic planting of hedgerows and woodland to reduce the visual effects of Calder Vale Park. At: Calder Vale Park, Simonstone Lane, Simonstone - grid ref = 377163 433567

Please note - we are only a consultee on the above application. The application will be determined by LCC so we will only be sending comments

03/05/2012

Application 3/2011/1064: proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units), comprising 81 dwellings on land off Woone Lane adjacent to Primrose Phase 1 site (outline application including details of access, layout and scale) and 32 dwellings on land to rear of 59-97 Woone Lane (detailed application) plus related highway improvements at Whalley Road/Primrose Road junction. At: Sites off Woone Lane a) rear of 59-97 Woone Lane and b) land to South-West of Primrose Village Phase 1, Clitheroe - grid ref = 374023 441156

Louise