

Louise Blatchford

From: Terry Longden
Sent: 02 May 2012 09:32
To: Louise Blatchford
Cc: Simon Hartley

CS

Subject: RE: Planning applications and contaminated land 3/2012/0014

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

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From: Louise Blatchford
Sent: 04 April 2012 16:05
To: Terry Longden
Cc: Simon Hartley
Subject: Planning applications and contaminated land

Terry

Application 3/2012/0014 for outline application for the construction of 30no. dwellings with a suggested breakdown of 16no. houses with 3-4 bedrooms, 8no. low cost houses and 6no. bungalows with two bedrooms at land adjacent to Greenfield Avenue, Low Moor, Clitheroe - grid ref = 373281 441769

Louise

02/05/2012