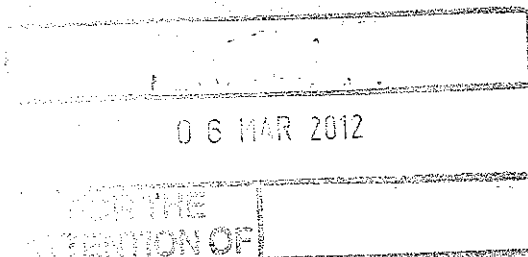


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Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103295/01-L01
Your ref: 3/2012/0071
Date: 06 March 2012

Dear Sir/Madam

**APPLICATION FOR THE DISCHARGE OF CONDITION NO. 6 (BAT SURVEY), 7 (TREE PROTECTION PLAN AND METHOD STATEMENT), 8 (SURFACE WATER), 9 (SITE CONTAMINATION), 10 (SURFACE WATER RESTRICTION) AND 11(FOUL/SURFACE WATER DISPOSAL) OF PLANNING CONSENT 3/2010/0001
COBDEN MILL, WATT STREET, SABDEN**

Thank you for referring the above application which was received on 8 February 2012.

We have reviewed the details as submitted in relation to the proposed discharge of conditions and we wish to make the following comments:-

Conditions 8 and 10 – Surface Water Drainage

We have reviewed the proposed surface water drainage scheme as submitted and we are satisfied that Conditions 8 and 10 of planning permission 3/2010/0001 can be discharged.

Condition 9 - Site Contamination

We have reviewed the following documents in relation to the risk to controlled waters, that have been submitted as part of the application:

Walkover Survey and Desk Study – Cobden Mill, Sabden, (Ref: 5501), Sub Surface NW Ltd, October 2011

Ground Investigation – Cobden Mill, Sabden, (Ref: 5501A), Sub Surface NW Ltd, November 2011

The desk study falls short of the standard we would expect of a preliminary risk assessment, as there has not been the necessary site characterisation as required by CLR 11: Model Procedures for the Management of Land Contamination. As such, the subsequent ground investigation and remediation statement inherit the gaps that exist within the desk study.

The potential sources of contamination identified in the walkover have not been represented in the conceptual model. The site walkover suggested there was more than one fuel storage area, a workshop area, an external spray booth and a paint storage area. Yet in the conceptual model all of these are represented as one potential source with Fuel/Oil spillage the identified hazard. Given that these will occupy different areas of the site, and give rise to different potential contaminants, they should be assessed on an individual basis in the conceptual model as they could well pose different risks. There has also been no site outline submitted indicating the location of each of these activities.

The uncertainty of the desk study is replicated in the ground investigation as there is no discussion surrounding whether any of the potential sources have been targeted. The Exploratory Hole Location Plan is superimposed on the proposed development, so again there is no indication of where the potential sources are. The conceptual model lists an electricity sub-station as a potential source so we assume this is in the location of M11 where PCB's have been sampled, but there is no confirmation of this.

One of the Ordnance Survey maps does show the outline of a tank in the area of M5, which is discussed in the report as being near one of the fuel storage tanks. We find it strange that groundwater was readily available in the borehole but has not been sampled? There is the recommendation that further investigation will be carried out once the tank is decommissioned and removed from site, and other required works are identified on other aspects of the site. This includes the delineation of contamination surrounding TP3 which show significantly elevated levels. The reasons for this are currently unknown so, again, it would be useful to know if any identified sources are in the vicinity. It has been mentioned that it is as a result of an engine oil spillage, but there is no evidence provided to support this.

Certainly, groundwater and surface water monitoring should form part of this additional investigation. Currently, groundwater samples have only been taken from trial pits, which is fine for providing preliminary information, but it will not provide reliable representation of groundwater quality due to groundwater disturbance at the time of formation.

Given the further work that is needed, a remediation statement is premature at this stage. The site characterisation is incomplete, and the extent of the contamination is currently unknown. The report states that the options appraisal is based on the relatively small volume of material to be remediated, but this is currently an unsubstantiated statement. This is supported by the report itself which goes on to discuss potential changes in remediation techniques depending on what is discovered. This is unacceptable and not in accordance with the relevant code of practice BS: 10175.

Taking the above into consideration, we are unable to recommend the discharge of Condition 9 of permission 3/2010/0001.

Yours faithfully

Gemma Jackson
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