

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

Our ref: NO/2012/103295/02-L01
Your ref: 3/2012/0071
Date: 22 March 2012

22 MAR 2012
FOR THE
COUNCIL

Dear Mr Thorpe

**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 3/2010/0001P
COBDEN MILL WATT STREET SABDEN**

I refer to the above, our previous response dated 6 March 2012 and the subsequent e-mail from Owen Stevens (Subsurface Consultants) to yourself dated 16 March 2012.

Based on the additional information received, we would have no objection to the partial discharge of Condition 9. We are satisfied that part (1) of the condition can be discharged, but parts (2) and (3) cannot be discharged at this time as the site investigation is yet to be completed, and so the risk assessment is currently outstanding.

Yours sincerely

Philip Carter
Planning Liaison Officer

Direct dial 01772 714219
Direct fax 01772 697032
Direct e-mail nwnorthplanning@environment-agency.gov.uk

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD
Customer services line: 03708 506 506
www.environment-agency.gov.uk
End

Graeme Thorpe

From: Carter, Philip A [PCARTER@environment-agency.gov.uk]
Sent: 22 March 2012 15:58
To: Graeme Thorpe
Subject: RE: Cobden Mill, Sabden 3/2012/0071/P
Attachments: 3-2012-0071 (Condition 9) doc

Hi Graeme, please find attached a response re: the above Kind regards

Philip

Philip Carter
Planning Liaison Officer
Environment Agency
PO Box 519
South Preston
PR5 8GD
01772 714219
philip.carter@environment-agency.gov.uk

From: Jackson, Gemma L
Sent: 16 March 2012 15:26
To: Carter, Philip A
Subject: FW: Cobden Mill, Sabden 3/2012/0071/P

for info

Gemma Jackson
Planning Liaison Officer
Environment Agency
PO Box 519
South Preston
PR5 8GD
01772 714269

From: Graeme Thorpe [mailto:Graeme.Thorpe@ribblevalley.gov.uk]
Sent: 16 March 2012 12:34
To: Forrester, Rob
Cc: Jackson, Gemma L
Subject: RE: Cobden Mill, Sabden 3/2012/0071/P

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Dear Robert,

I write as Case Officer for the recently approved application for the residential development of Cobden Mill, Sabden.

Below is an e-mail received this morning from Owen Stevens in relation to the information submitted in relation to Condition 9 of 3/2010/0001/P It also includes your e-mail to them on Thursday in relation to

22/03/2012

what further investigation is required to be satisfied

It is my understanding that based on the initial letter back from EA, received on the 6th of March, you would not recommend the discharge of Condition 9. Is this therefore still the case based on your e-mail below, or would you accept a part-discharge of this Condition given that a lot of work required to do further investigative work requires some ground works to be commenced on site?

Your views and advice on this point would be most helpful.

Kind regards,

**Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |**

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From: Owen Stevens [<mailto:ostevens@subsurface.co.uk>]

Sent: 16 March 2012 11:15

To: Graeme Thorpe

Cc: 'Sebastian Price'; 'Richard Harrison'

Subject: FW: Sources plan for Cobden Mill, Sabden

Importance: High

Hi Graeme

As discussed please find attached correspondence from Rob Forrester, Technical Officer at the Environment Agency. Again, as discussed we are in the Catch 22 situation that further assessment actions were recommended in the Phase II report which can only reasonably be carried out during the proposed development works (ie, post demolition and during grubbing out operations). Therefore some form of agreement, whilst unlikely to be a full discharge of the relevant contaminated land condition, needs to be reached to allow commencement on site. This situation can be resolved either through a partial discharge or a "letter of comfort" which acknowledges that although the condition has not yet been discharged, the actions which are planned and detailed in the Remediation Strategy will eventually lead to the full discharge of the condition. Although Rob has indicated that there is insufficient information to produce a remediation strategy, this situation requires one to be produced to enable assessment actions to be carried out and to show that there is a clear methodology for the eventual full discharge of the planning condition.

If you need any further information, please don't hesitate to contact me. I would be grateful if you could also contact Seb Price(07866 304451) or Richard Harrison(0161 775 2011) today with your suggested course of action.

Best regards

Owen Stevens

22/03/2012

O.J. STEVENS M.Sc., B.Sc(Hons), C.Eng, C.Phys, C.Geol, C.Sci, M.Inst.P, FGS, Eur Geol, MRICS
Director
For and on Behalf of
Sub Surface Consultants Limited

From: Forrester, Rob [mailto:robert.forrester@environment-agency.gov.uk]
Sent: 15 March 2012 15:02
To: Owen Stevens
Subject: RE: Sources plan for Cobden Mill, Sabden

Owen

Thank you for the information.

I am satisfied that, in the main, the current investigation has targeted potential sources on site. The results of these indicate that further investigation is required, which has been outlined both in the Ground Investigation Report and Remediation Statement. This is namely:

- *To decommission the fuel storage tank and conduct a surface scrape of the area below in the vicinity of M5*
Please ensure that the investigation extends towards the paint store area and is fully delineated. It is unclear whether the site is still operational, and obstructions still present, but this stage of the investigation requires full access to source areas. For example, is more investigation needed in the vicinity of the chimney base?
- *Delineation of the contamination in the area of TP3*
It is understood that the area is due to be vibrocompacted and that delineation will take place while these excavations are ongoing. This is acceptable, providing the process does not hinder any further investigation/remediation that may be required.
- *A round of groundwater and stream samples are to be taken across the site.*
For all water samples, ensure that the LOD for TPH is set to <10ug/l to meet the relevant DWS.

I still consider the site to be in the investigation phase, and whilst some material may be excavated during this process, there is not yet the required information to produce a remediation strategy.

I look forward to seeing the results in due course.

Regards

Rob

Rob Forrester
Technical Advisor
Groundwater and Contaminated Land
Environment Agency

☎: 01772 714350

✉: robert.forrester@environment-agency.gov.uk

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22/03/2012

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