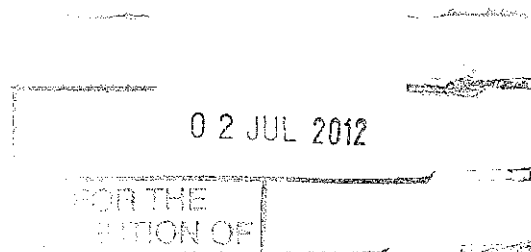


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Ms S Westwood
Ribbles Valley Borough Council
Development Control
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103734/02-L01
Your ref: 3/2012/0273

Date: 02 July 2012



Dear Ms Westwood

**DISCHARGE CONDITIONS 3,4,5,6,9 AND 10 OF PLANNING PERMISSION
3/2011/0307
BARROW BROOK BUSINESS VILLAGE, BARROW, CLITHEROE**

Thank you for your email of the 12 June 2012 in connection with Condition 5 of the above application.

I can confirm that we have now reviewed the following reports authored by REC:-

Phase II GEO-Environmental Site Investigation - Final Ref 43933p2r2

Remediation Strategy, Enabling Works & Materials Management Plan
Report Ref 43933p3r0

These reports recommend the validation of deposited wastes, which is required after the works have taken place. In respect of condition 5 we would regard all aspects of this condition to be satisfied with the exception of the final part which states:

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

This condition should not be completely satisfied until the verification report is issued.

Additional comments

We had requested that the houses were not built close to the Barrow Brook, but that a suitable Buffer Zone be allowed between the development and the water course. This does not appear to have been applied in actuality, and we note that there are houses and garages that are very close to the Brook especially to the south east of the development.

This will have significant impact in relation to the proposed reworking and/or excavation and replacement of materials on the site.

Please ensure that wherever works are undertaken on the site (and especially excavation works), that there is suitable control to prevent silt and detritus from enter the stream, and that where construction is obviously too close to Barrow Brook that when excavation and or vehicle movements are taking place that the structure of the stream course is not compromised. A method of silt capture should be designed to prevent migration into the stream course.

The reuse of contaminated materials on the site, and the import of materials to the site (probably >1000 tonnes) should be undertaken using the CLAIRE code of Practise. This will include a declaration by a 3rd Party QP, which will be reviewed by these offices. I look forward to your submission.

Yours faithfully

Miss Jilly Dixon
Planning Liaison Officer

Direct dial 01768 215789

E-mail nwnorthplanning@environment-agency.gov.uk