

Louise Blatchford

From: Terry Longden
Sent: 02 May 2012 09:28
To: Louise Blatchford
Cc: Simon Hartley
Subject: RE: Planning applications and contaminated land 3/2012/0368 & 3/2012/0317
3/2012/0368 - no comments GT

3/2012/0317 CS

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: 26 April 2012 14:35
To: Terry Longden
Cc: Simon Hartley
Subject: Planning applications and contaminated land

Terry
Application 3/2012/0368 for a non-material amendment to planning consent to allow the addition of windows at first floor level to gable walls, rear gardens to dwellings 1-4 amended, including repositioning of pedestrian access to highway and relocated bench added for public use adjacent to Whalley Road at land adjacent to Whalley Road, Sabden - grid ref = 377471 437245

Application 3/2012/0317- revised application for alterations, extensions and change of use of public house as follows: basement - split residential accommodation with extension and beauty salon with extension. Ground floor - beauty salon with extensions and optional change of use to part for use classes A1, A2 or D1 dentistry. First and second floor - split into 2no. apartments with roof terrace (Resubmission of 3/2011/0133P) - grid ref = 376539 443657

Louise
02/05/2012