

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

Our ref: NO/2012/104063/01-L01
Your ref: 3/2012/0629
Date: 03 September 2012

Dear Sir/Madam

**RESERVED MATTERS APPLICATION FOR 38 NO. MARKET DWELLINGS AND
16 NO. AFFORDABLE DWELLINGS ON LAND OFF CHAPEL CLOSE,
FOLLOWING OUTLINE APPROVAL 3/2011/0247P (CONDITION 7 GROUND
CONDITIONS)
LAND OFF CHAPEL CLOSE LOW MOOR CLITHEROE LANCASHIRE**

Thank you for consulting with us on the above application which we received on the 26 July 2012.

The following comments are made in relation to condition 7 of outline approval 3/2011/0247/P as described in NJL Consulting letter dated 16 July 2012.

We have considered the RSK Intrusive Investigation Report dated April 2011 ref 320469-R02(00) and McAuliffe RMS dated May 2012 ref MC539/11 upon which we would offer the following comments.

The intrusive investigation has excavated 2 trial pits into the landfill to the west of the site (& 1 Borehole). These excavation found no evidence of explosives or ordnance as previously suspected, and as noted by McAuliffe we are inclined to accept that the deposited waste is in fact younger than at WW2, and probably relates to a much later period of filling.

Given this the applicant should ensure that when these materials are being excavated that the sorting process (under CLAIRE) has provision for the observation of waste types to ensure that ordnance is not present.

We also concur with the use of appropriate pipe materials for the drinking water pipes to negate the TPH - potable water supply pollutant linkage.

The construction of the houses should also include ground gas barriers to Amber 1 standards as proposed.

We can confirm that we think that condition 7 has been complied with. The only exception is the requirement for a validation report following completion of the works.

Yours faithfully

Miss Jilly Dixon
Planning Officer - Sustainable Places

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