

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

Our ref: NO/2012/104401/01-L01

Your ref: 3/2012/0640

Date: 29 October 2012

10 OCT 2012

RE
ENTION OF

Dear Sir

**FURTHER INFORMATION - DISCHARGE CONDITION 3, 4, 7, 8, 9, 10, 12, 13 AND 14
OF PLANNING PERMISSION 3/2011/0837
LAND OFF PENDLE DRIVE, WHALLEY, LANCASHIRE**

Thank you for consulting us on the Contaminated Land Report which we received on 11 October 2012, in relation to the above planning approval.

We have reviewed the submitted information and do not consider that the planning condition relating to contamination has been satisfactorily completed, as there is a final requirement for a validation report to be completed after the remediation has been undertaken. In relation to the Desk Study, Site Investigation, Risk Assessment and Proposals for Remediation we consider that the condition has been satisfied.

We have reviewed the Site Investigation Report NX131 by NX consulting Ltd titled 'Additional Phase 2 Site Investigation Report, Phase 3 Calderstones Hospital, Whalley, BB7 9JT, dated 29 April 2012, and would offer the following comments.

The report makes reference to remedial measures to account for the contamination on this site - Page 21 below the table, however section 7.2.2 is not given within the body of the report (after 7.2 before 7.3 (pages 24-25).

Section 8.4.2 does reference the following proposals 'To protect the end users from isolated areas of heavy metal and PAH contamination, a soils cover system (of 600mm) is required over deposits of made ground, in all gardens and landscaped areas. However current site preparation works entail raising site levels by as much as 2.5 metres and reducing by 200mm in the vicinity of Plots 1 to 7.

The grubbing out and treatment includes screening/crushing/segregation and re-use (where appropriate) on site as part of the site preparation and uplift to prevent deflection of the piled

foundations. The treatment and screening of this material will require a treatment permit, and the selected re-use of materials is acceptable under the CLAIRE Code of Practice.

We look forward to your third party declaration prior to the construction on the site. The report does not delineate the areas or volumes that are expected to be treated and re-used, and this should be included within the Materials Management Plan for the declaration.

We would concur that any imported materials will require chemical validation to demonstrate that they are suitable for residential end use.

Yours faithfully

Mrs Katherine Austwick
Planning Officer - Sustainable Places

Direct dial 01768 215804

Direct e-mail nwnorthplanning@environment-agency.gov.uk