

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

Our ref: NO/2012/104392/01-L01
Your ref: 3/2012/0845

Date: 25 October 2012

Dear Sarah

LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE - APPLICATION FOR THE DISCHARGE OF CONDITIONS NO. 5 (SURFACE WATER DRAINAGE SCHEME); NO. 6 (SURFACE WATER REGULATION SYSTEM) AND CONDITION NO. 7 (DESK TOP STUDY) OF PLANNING PERMISSION 3/2011/0247 (CE/2011/104641/02).

Thank you for consulting us on this application. Regrettably we cannot support the conditions on the application being discharged for the following reasons:-

CONDITIONS NO. 5, 6 AND 7 (SURFACE WATER DRAINAGE SCHEME) ETC.

The calculations to support the scheme for surface water drainage have not been provided; it is therefore not possible to verify their accuracy or suitability of the scheme. On this basis, we recommend that the application to discharge the condition be refused.

CONDITION NO.7 (CONTAMINATED LAND) DESK TOP STUDY & REPORTS

The following information has been supplied and reviewed:-

- Part (a) A Desk Top Study has been undertaken by RSK dated February 2011 Ref 320469-R01(00);
- Part (b) and (c) A site investigation and Risk Assessment was undertaken and reported by RSK dated April 2012 ref 320469-R02(00) and;
- Part (d) a Method Statement and Remediation Statement has been submitted by McAuliffe dated May 2012 Ref MC539/11.

However, the condition also requires that a further report must be submitted in order to demonstrate that the remediation works have been carried out and have been successful. The report should also describe any future monitoring and reporting for the site. These details have not been provided and we therefore recommend that the condition should not be discharged at the present time.

If you have any further questions, please contact me

Yours sincerely

Dan Matthewman
Planning Officer - Sustainable Places

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX
Customer services line: 03708 506 506
www.environment-agency.gov.uk

