

FAO Sarah Westwood (Planning)
Ribble Valley Borough Council
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104392/02-L01
Your ref: 3/2012/0845

Date: 22 November 2012

Dear Sarah

**PLANNING PERMISSION 3/2011/0247 (CE/2011/104641/02) - LAND OFF
CHAPEL CLOSE, LOW MOOR, CLITHEROE - APPLICATION FOR THE
DISCHARGE OF CONDITIONS.**

**CONDITION NO. 5 (SURFACE WATER DRAINAGE), CONDITION NO. 6
(SURFACE WATER REGULATION SYSTEM).**

On 5th November we received the necessary reports prepared by Chris Blinkhorn (Senior Engineer) on behalf of RSK which includes the required drainage calculations. Following further correspondence with him and reviewing the Drainage Layout, External Works Plan, and supporting calculations the Environment Agency are satisfied that the relevant conditions can be discharged.

GROUND CONTAMINATION - CONDITION NO. 7 (DESK TOP STUDY).

On 5 November 2012 we received a validation prepared by McAuliffe, the document is given the title 'Remediation validation Report, Low Moor Gardens, Clitheroe for Taylor Wimpey and is dated October 2012 Ref MC539/11.

The report demonstrates that the remediation has been undertaken as outlined in the Remediation Method Statement Ref no 539/11 from McAuliffe, based upon the Risk Assessment drafted by RSK dated February 2011.

We are therefore satisfied that the landfill has now been removed and the remaining land assessed in respect of landfill gas. This has resulted in the total removal of any apparent landfill gasses associated with the deposited wastes and the removal of deleterious materials to licensed waste management sites.

We note that the remaining stock pile requires further chemical analysis before reuse to confirm the material is acceptable for re-use as non engineering fill on the site.

Cont/d..

If you have any further queries, please contact me.

Yours sincerely

Dan Matthewman
Planning Officer - Sustainable Places

Direct dial 01722 714065

Email nwnorthplanning@environment-agency.gov.uk

cc NJL Consulting Ltd; Chris Blinkhorn – RSK.

NJL Consulting Ltd
Towers Business Park (Adamson House)
Wilmslow Road
Manchester
Lancashire
M20 2YY

Our ref: NO/2012/104392/02-L01
Your ref:

Date: 22 November 2012

Dear Sir/Madam

LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE - APPLICATION FOR THE DISCHARGE OF CONDITION NO. 4 (RENEWABLE ENERGY), CONDITION NO. 5 (SURFACE WATER DRAINAGE SCHEME), CONDITION NO. 6 (SURFACE WATER REGULATION SYSTEM), CONDITION NO. 7 (DESK TOP STUDY), CONDITION NO. 13 (LANDSCAPE MANAGEMENT PLAN) AND CONDITION NO. 15 (SITE ACCESS) OF PLANNING PERMISSION 3/2011/0247 (CE/2011/104641/02)

The Environment Agency has recently been consulted by the Local Authority regarding the above development proposal. Please find enclosed a copy of our comments for your information.

This response represents our advice as a statutory consultee on environmental issues associated with the proposed development. The reply should not be confused with the Council's decision notice, which will be issued by the Local Authority following determination of the application. Please contact the Local Authority if you wish to discuss the final decision to be made on this application.

If you have any queries about the Agency's response, please don't hesitate to contact me.

Yours faithfully

Dan Matthewman
Planning Officer - Sustainable Places

Direct dial 01722 714065
Email nwnorthplanning@environment-agency.gov.uk