

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

Our ref: NO/2013/104818/01-L01
Your ref: 3/2013/0035

Date: 20 February 2013

Dear Sarah,

RE - APPLICATION TO DISCHARGE CONDITIONS NO. 6 (CONTAMINATED LAND); CONDITION NO.14 (OTTERS [LUTRALUTRA] SURVEY); CONDITION NO.15 (WATER VOLE [ARVICOLATERRESTRIS] SURVEY) OF PLANNING PERMISSION REF. 3/2010/0719 - LAND OFF HENTHORN ROAD, CLITHEROE.

In reference to your consultation on the above application, we have reviewed the documents relevant to conditions no. 6, 14 and 15 which are provided under application reference no. 3/2013/0035.

Our comments in relation to application reference no. 3/2013/0036 which provides details in relation to conditions no 16, 20 and 21 has unfortunately been delayed due to difficulties with the documents provided by the LPA. Our anticipated response date for these matters is 11th March 2013; or sooner if possible.

Condition no.6 – Site investigation & remediation

We have reviewed the following documents:-

- Remediation Statement dated October 2012 by Betts Associates report Ref 12TAY0011/RS.
- Geoenviornmental Investigation report By Opus dated 28 May 2012 report (Report Ref J-D0968_R1_NLH).
- Phase 1 Desk Study Report By JPB, dated 9 June 2010 Report Ref KB450-03/AES/HB/GP.

We note that there are no significant sources of contamination on the site that might impact upon controlled waters. In this respect, we agree with the proposed methods of remediation in respect of the following 2 pieces of land;

- The infilled area of land surrounding TP19 where tarmac has been deposited is to be capped for the development consisting of 450 mm of sub soils and 150 mm of top soils (600 mm total) to act as a physical barrier between the development and the deposited materials.

- The area near to field 5 where coal fragments are included in glacial clays, the placement of a 300 mm thick cap consisting of 150 mm top soils and 150 mm sub soils. The quality of this capping to be quality controlled as necessary.

The condition still requires that the works are carried out and a verification report to be provided upon completion. We will be willing to review that document once it is provided. At the present time, the condition cannot be discharged in full, but we would not object to the partial discharge of condition no.6.

Condition. No's. 14 (Otter survey) and 15 (Water Vole survey).

The information provided in the protected species survey is sufficient; we therefore have no objection to discharging conditions no. 14 and 15.

We will look in more detail at the documents provided in relation to condition no. 16 (crayfish) and no's. 20 (site clearance) and 21 (Himalayan Balsam) which refer to the habitat creation and management plan and respond by 11th March.

If you have any queries about my letter, please don't hesitate to contact me.

Yours sincerely

Dan Matthewman
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cc Richard Barton, How Planning