

MAR 2013

Ribble 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: 11 March 2013

Dear Sir/Madam

**APPLICATION TO DISCHARGE CONDITION 6 (CONTAMINATED LAND),
CONDITION 14 (OTTER SURVEY), CONDITION 15 (WATER VOLE SURVEY) OF
PLANNING PERMISSION 3/2010/0719
LAND OFF HENTHORN ROAD, CLITHEROE**

Thank you for referring the above application which was received on 18 February 2013.

We have reviewed the documents relevant to conditions no. 6, 14 and 15 which are provided under application reference 3/2013/0035 and we wish to make the following comments:-

Condition 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 must be quality controlled as necessary.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
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The condition still requires that the works are carried out and a verification report to be provided upon completion. We would be happy to review that document once it has been submitted. At the present time, the condition cannot be discharged in full, but we are satisfied that Condition 6 can be partially discharged.

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

We have reviewed the Protected Species Survey dated 10 December 2012 by FPCR and we are satisfied that Conditions 14 & 15 can be discharged.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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cc Richard Barton, How Planning