

Jane Tucker

From: Carter, Philip A [PCARTER@environment-agency.gov.uk]

Sent: 20 March 2013 16:09

To: planning

Cc: planning@avalontp.co.uk

Subject: Applications 3/2013/0161, 3/2013/0189 & 3/2012/0497

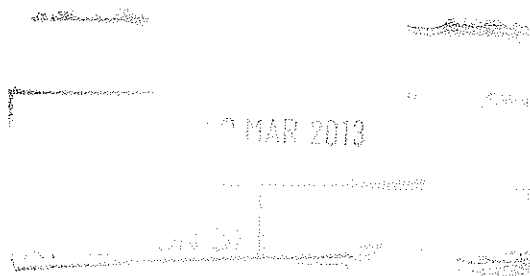
Attachments: 3-2013-0161.pdf; 3-2013-0189.pdf; 3-2012-0497.pdf

Please find attached a copy of the EA response to applications 3/2013/0161 and 3/2013/0189

Also, please find attached further comments in relation to application 3/2012/0497

Kind regards

Philip Carter
Planning Officer - Sustainable Places
Environment Agency
PO Box 519
South Preston
PR5 8GD
01772 714219
nwnorthplanning@environment-agency.gov.uk



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20/03/2013

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

Our ref: NO/2013/104960/01-L01
Your ref: 3/2013/0189
Date: 20 March 2013

Dear Sir/Madam

**OUTLINE APPLICATION FOR THE ERECTION OF 2 OPEN MARKET DWELLINGS
AND 3 SOCIAL HOUSING DWELLINGS FORMER GISBURN DINER
STRAWBERRY FIELDS, MAIN STREET, GISBURN**

Thank you for referring the above application which was received on 14 March 2013.

We have no objection in principle to the proposed development but wish to make the following comments:-

Foul Sewage Disposal

The application form does not identify how the applicant intends to dispose of foul sewage for the proposed development.

The application site is part of a larger site under the control of the applicant which is in close proximity to the public sewer. DETR Circular 03/99 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. The applicant should contact United Utilities to discuss connection of this development to the existing public sewer in more detail.

In the absence of any detail relating to the proposed method of foul drainage, we recommend any subsequent approval is conditioned as follows:-

CONDITION The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON To ensure a satisfactory means of drainage

Potential Contamination

Environment Agency
PO Box 519, South Preston, Lancashire, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

Although the previous use of the site would not suggest that a high risk of contamination exists, we would recommend that any subsequent approval is conditioned as follows to ensure that any unexpected contamination on site is appropriately dealt with:-

CONDITION If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON To protect the water environment from contamination

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

Direct dial 01772 714219

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cc Avalon Planning Ltd