

Jane Tucker

From: Simon Hartley
Sent: 07 August 2013 15:41
To: planning
Subject: RE: Weekly Planning Apps - Contaminated Land

Weekly List - week ending 2nd August 2013

Condition A

Contaminated Land - Full

Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

GT - 3/2013/0612 - Tithe Barn House, Whins Lane, Simonstone, BB12 7QR.

CB - 3/2013/0651 - 2, Beech Street, Clitheroe, BB7 2LL.

MB - 3/2013/0652 - 4, Woodlands Drive, Whalley, BB7 9TG.

MB - 3/2013/0660 - 18, Pollard Row, Simonstone Lane, Simonstone.

MB - 3/2013/0666 - 6, Wheatsheaf Avenue, Longridge, PR3 3WT.

Condition D

Contaminated Land – Contamination Found During Works

Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribbles Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

MB - 3/2013/0646 - Higher Lees Farm, Whitewell Road, Cow Ark.

AD - 3/2013/0649 - Browsholme Cotes, Clitheroe Road, Cow Ark.

MB - 3/2013/0650 - Hillside Special School, Ribchester Road, Hothersall.

CS - 3/2013/0659 - Wagon and Horses Inn, Pimlico Road, Clitheroe.