

Jane Tucker

From: Daniel Sutcliffe
Sent: 04 June 2014 14:17
To: Jane Tucker
Cc: Terry Longden
Subject: FW: Consultation on planning application 3/2014/0438 land east of Chipping Lane, Longridge
Attachments: 14 0438 consult.pdf

It looks like the the first part of Condition A (below) that we would apply to this site has been carried out and they have recommended that soil sampling should take place in section 3 of their land contamination survey. Those recommendations need to be followed up as part of a more detailed site survey and if there are contamination issues that require action they need to submit a remediation statement as per section C of the Condition below.

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 Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address 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 approved in writing by the LPA prior to the site investigation survey.

(c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

Daniel Sutcliffe
Engineering Assistant
Ribble Valley Borough Council

From: Jane Tucker
Sent: 03 June 2014 17:21
To: David Hewitt; Phil Johnson; Adrian Dowd; Stephen Kilmartin; Joanne Macholc; Diane Neville; LCCHighways (CustomerServiceEast@lancashire.gov.uk); planning.liaison@uuplc.co.uk; Environment Agency

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Please can Daniela Ripa have your comments on the above planning application? It is for the development of 106 residential units, including affordable housing, new vehicular and pedestrian accesses, landscaping, public open space and ecological enhancement measures.

I have attached a formal consultation letter and here is a link to view the application documents on our website https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F0438

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