

**From:** Daniel Sutcliffe  
**Sent:** 28 July 2014 09:35  
**To:** planning  
**Subject:** FW: Weekly List 18th July 2014  
**Attachments:** weekly list 18 jul 14.pdf

## **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).

CB – 3/2014/0395 – 58 Bushburn Drive, Langho, BB6 8EZ  
CB – 3/2014/0605 – Land off Pendle Street East, Sabden

## **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 Ribble 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.

CB – 3/2014/0578 – 4 Hammond Drive, Read, BB12 7RE

CB – 3/2014/0579 – Lane Ends Barn, Pleckgate Road, Ramsgreave, BB1 8QY

AB – 3/2014/0581 – 111 Kemple View, Clitheroe, BB7 2QJ

CS – 3/2014/0583 – Black Bull Hotel, Rimington Lane, Rimington, BB7 4DS

CB – 3/2014/0584 – Low Laithe Barn, Gisburn Road, Newsholme

AB – 3/2014/0588 – Cowley Brook Farm, Higher Road, Longridge, Preston, PR3 2YX

AB – 3/2014/0589 – Cowley Brook Farm, Higher Road, Longridge, Preston, PR3 2YX

AB – 3/2014/0606 – 8 St. Peter's Close, Clayton Le Dale, BB1 9HH

**Daniel Sutcliffe**

*Engineering Assistant*

Ribble Valley Borough Council

---

**From:** Jane Tucker

**Sent:** 18 July 2014 16:59

**Subject:** Weekly List 18th July 2014

Jane Tucker, Planning Department,

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA

T: 01200 414532 F: 01200 414487 E: [jane.tucker@ribblevalley.gov.uk](mailto:jane.tucker@ribblevalley.gov.uk) W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)