

From: Daniel Sutcliffe
Sent: 01 August 2014 10:23
To: planning
Subject: FW: Weekly list 25th July 2014
Attachments: weeklylist25jul14.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 – 3/2013/0539 – Whalley QEII Playing Fields, Mitton Road, Whalley, Lancashire (Likely to be used by people of a young age that will be most affected by Contamination, therefore investigation should be carried out to identify any potential contamination at an early stage)

CS – 3/2014/0597 – Land off Waddington Road, Clitheroe, Lancashire, BB7 2DE

SW – 3/2014/0602 – Broadhead Farm, Ramsgreave, BB1 9BZ

CB – 3/2014/0613 – Land at Chapel Close, Low Moor, Clitheroe, BB7 2QT

CB – 3/2014/0617 – 54 Whalley road, Sabden, BB7 9DZ

SW – 3/2014/0618 – Land off Chatburn Old Road, Chatburn

DR – 3/2014/0623 – Land at the junction of 'The Drive' and Gleneagles Drive, Brockhall Village, Old Langho

DR – 3/2014/0624 – Land off Parsonage Avenue, Ribchester

Daniel Sutcliffe
Engineering Assistant
Ribble Valley Borough Council

From: Jane Tucker
Sent: 25 July 2014 17:10
Subject: Weekly list 25th July 2014

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