

Jane Tucker

From: Daniel Sutcliffe
Sent: 28 August 2014 14:03
To: planning
Subject: FW: Weekly list 22nd August 2014
Attachments: weekly list 22 aug 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).

SW – 3/2014/0595 – Land adjacent to Chapel House, off Chapel Lane, West Bradford

SK – 3/2014/0659 – St Michaels Lodge, Northcote Road, Langho, BB6 8BG

SK – 3/2014/0701 – Land off Mill Lane, Gisburn

CS – 3/2014/0703 – Site of ten garages, Hambledon View, Simonstone, BB12 7PD

CB – 3/2014/0711 – 5 Cowper Place, Sawley, Clitheroe, Lancashire, BB7 4LE

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.

AB – 3/2014/0651 – 22 Langshaw Drive, Clitheroe, BB7 1EY

SW – 3/2014/0654 – Little Middop Farm, Burnley Road, Gisburn, BB7 4JN

CB – 3/2014/0704 – Rookwood, School Lane, Simonstone, BB12 7HR

SK – 3/2014/0707 – St Josephs RC Primary School, Whalley Road, Hurst Green, Clitheroe, BB7 9QJ

AB – 3/2014/0714 – Willow House, Slaidburn Road, Waddington, Lancs, BB7 3JJ

AB – 3/2014/0727 – 70 Branch Road, Mellor Brook, Blackburn, Lancashire, BB2 7NY

Daniel Sutcliffe

Engineering Assistant

Ribble Valley Borough Council

From: Jane Tucker

Sent: 22 August 2014 15:23

Subject: Weekly list 22nd August 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 W: www.ribblevalley.gov.uk