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Ref: 10-239-L1
Date: 18th November 2014

Bellway Homes (Manchester)

The Genesis Centre
Warrington
Cheshire
WA3 7BH

BY Email

Dear Sirs,

**Geotechnical & Environmental Land Quality
Hayhurst Road – Whalley
Planning Ref – 3/2014/0815**

Further to the recent correspondence from the Planning Officer at Ribble Valley Borough Council in relation to the Planning Application (PA) for the erection of 71 Dwellings and technical consultations responses received from the Environment Agency and Environmental Health Officer (RVBC), E3P has prepared this letter report to address the issues associated with land quality.

As part of our appraisal of the site, E3P has reviewed a full and detailed report prepared by REC (ref: 45054p1r0) dated July 2013 on behalf of Bellway Homes. This report includes a full and detailed Phase I desk Study, Intrusive Site investigation and Contamination Risk assessment with recommendations for remediation and mitigation measures.

Environment Agency Letter (ref: NO/2014/107030/01-LO1) dated 7th October.

The Environment Agency appear to have objected to the proposed drainage strategy on the grounds that it does not make any allowance for the use of infiltration drainage systems and while the concept drainage design is not the responsibility of E3P (as Geo-Environmental Consultant) we have been consulted by the infrastructure engineer at Lees Roxburgh to assess the effective permeability of the underlying soils to inform Lees Roxburgh proposals.

The REC Ground Investigation confirms that the site is underlain by extremely low permeability cohesive drift deposits with a calculated effective porosity of less than 10×10^{-6} m/s/day (literature value from Craig Soil Mechanics) and as such the potential for infiltration from infiltration drainage systems is considered unviable in this instance.

If infiltration drainage was utilised, this would result in the exaggerated ingress of water through a preferential pathway to the clay soils inducing volumetric instability, reduction of the

CBR% and extreme softening of soils that support external infrastructure and possibly building foundations.

Specifically no infiltration should be promoted through permeable paving due to the risk associated with instability to the clay soils that would present a unacceptable risk through structural damage to structures and infrastructure.

Daniel Sutcliffe Email Dated 26th September 2014 – Contaminated Land

The condition as proposed within this e-mail from the contaminated land section requires a full Phase 1 Desk Study, Phase II intrusive Site Investigation with contaminated land risk assessment and remediation recommendations.

In due consideration of the information available to date presented in detailed within the REC Phase I & II Site investigation and contamination risk assessment (which we believe has been submitted in support of the planning application) we would envisage it more appropriate to apply only subsection C of the planning condition as proposed by the Contaminated Land Officer.

If the Contaminated Land Officer requires any further information whatsoever, please do not hesitate to E3P as we are more than willing to provide any supplementary information required to minimise the need for Planning Conditions.

Yours sincerely,

For and on behalf of E3P Ltd



Martin Dyer
Managing Director

