

## Sharon Craig

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**From:** Daniel Sutcliffe  
**Sent:** 10 September 2015 10:47  
**To:** planning  
**Subject:** FW: Weekly List 21 August 2015  
**Attachments:** Weekly List 21 August 2015.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).

SK – 3/2015/0649 – Land adj 97 Woone Lane, Clitheroe, BB7 1BJ (Four year old phase 1 survey submitted which recommends an intrusive ground investigation. This still stands and intrusive ground investigation works should be carried out, reported on, and if necessary remediated)

**Daniel Sutcliffe**  
*Engineering Assistant*  
Ribble Valley Borough Council

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**From:** Jane Tucker  
**Sent:** 21 August 2015 16:23  
**Subject:** Weekly List 21 August 2015

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