

320190246P

DESK STUDY  
GROUND CONTAMINATION ASSESSMENT  
ON LAND AT  
RIBBLESDALE VIEW  
CHATBURN

APPLICATION NO 3/2018/1179  
CONDITION NO 19

 15/03/19

## DESK STUDY

The desk study contains three elements of research

- a) Historical back ground
- b) Reduced ground level inspections
- c) Mapping research

## SITE LOCATION

The site is situated at Ribblesdale View . 190m east of the centre of Chatburn village , approximately 3.8km north –east of Clitheroe and 11km west of Barnoldswick town centre and maybe located by National Grid Reference SD 770, 442

The geological mapping indicates the site is free from superficial deposits and is underlain by solid geology consisting of the recognised Chatburn limestone formation, consisting of wellbedded mostly grey to dark packstone limestones and thin beds of shaly mudstone.

## SITE DESCRIPTION

The site is triangular in shape covering 0.086 hectare or thereabouts.

The north boundary to the highway is 38.0m long with a 10.0m wide vehicular access on to Ribblesdale View highway , there is a 1.70m high stone wall east of the access

There are 2 attached stone buildings on land to the north west boundary of the site

The east boundary is 65.0m long or thereabouts separating Network Rail . The rail is within a deep cut ravine mewn out of solid limestone rock . The boundary is separated from the battered sides of the ravine

The west boundary is 47.0m long or thereabouts separating a slip road and The Croft a recently built small housing estate.

Within the boundaries the land rises into the site from the highway with 11No prefabricated garages on concrete floor slabs along the west boundary , at the north east entrance there are a further 3 No garage floor slabs

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## HISTORICAL BACK GROUND

Part of the "Desk Study" includes research from local historical maps .. It should be noted this does not constitute exhaustive research into the site . However does provide information from the first dated map up to present times

See attached extracts	Map 1	(1832)
	Map 2	(1847)
	Map 3	(1912)
	Map 4	(1932)
	Map 5	(1972)
	Map 6	(2017)

### Map 1 1832

Shows the stone building north west corner of the site . A track along the north boundary what is now Ribblesdale View and the site dotted pasture land similar to the surrounding land

### Map 1847

Shows the site as pasture land with notation of trees similar to surrounding land creation of the railway line ( Network Rail) a long the east boundary . The site now has established boundaries.

### Map 1912

The site is still permanent pasture land , with no change from earlier mapping

### Map 1932

The building north west corner of the site has extended to the east

### Map 1972

The stone building north west corner of the site is shown to have been modified

The land is shown vacant , however as we understand pre-fabricated garages were constructed on the site in the late 1960's

### Map 2017

Shows the land with the garages prior to their recent demolition

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## REDUCED GROUND LEVELS

Concrete garages basis have been removed with all 250mm of made ground below the basis from site down to bedrock.

The formation when reduced to the east along the Network Rail boundary shows the open cut surplus formation forming the banking .

Reduced ground levels through out the site down to bedrock in line with the limestone strata in recognition with Chatburn.

## GROUND PROPOSALS

There are no identified hot –spots on the site and inferior strata

In areas that are covered by the dwellings a “Radon Barrier” shall be installed in-accordance with Building Control Legislation for the Chatburn area

As a supplement to the above , gardens , landscaped areas that are to be used for growing of vegetables – fruit matters etc, a capping layer of inert material (Terram) shall be laid

## SUMMARY

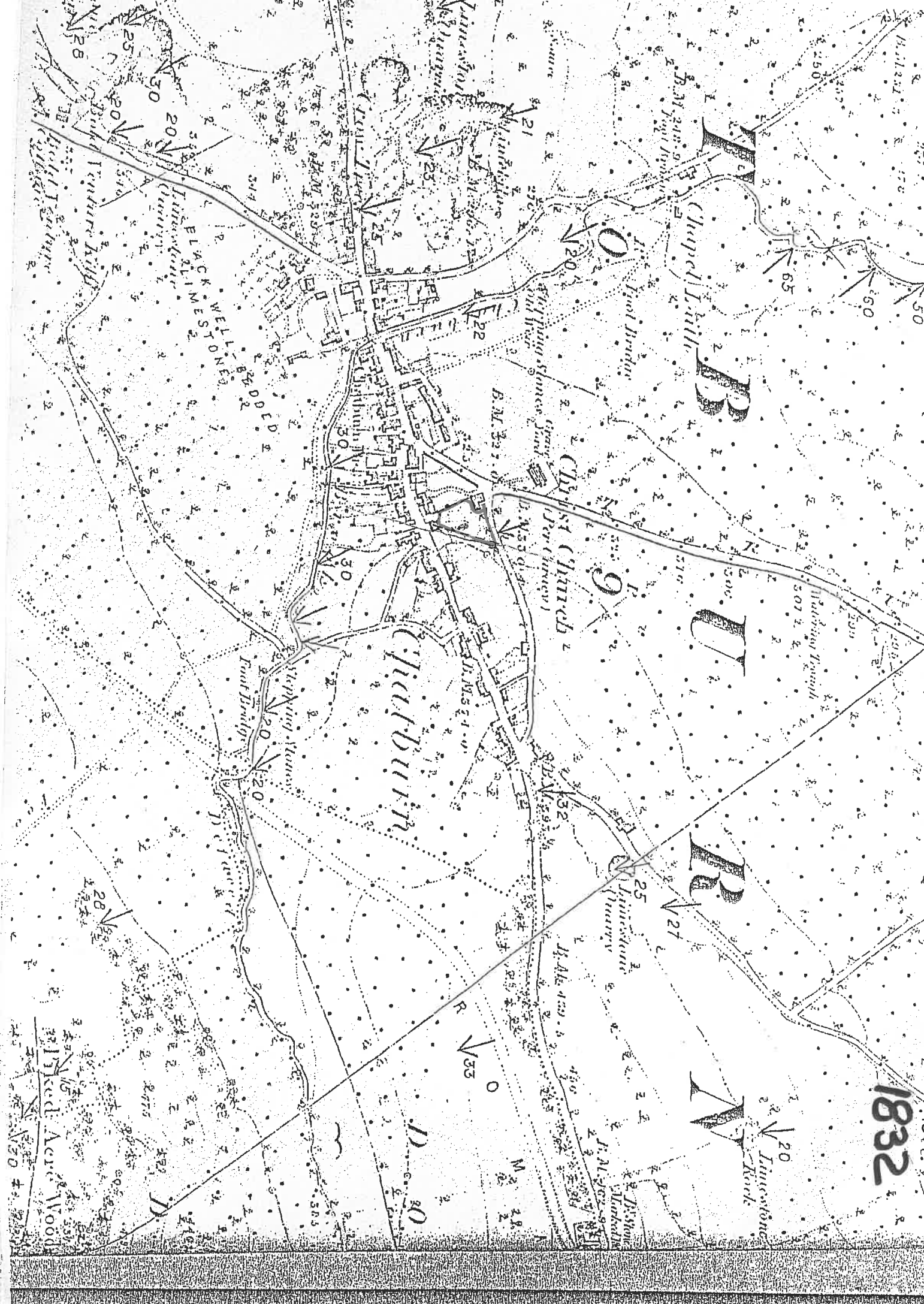
Other than domestic use of car-garages superficial on the ground surface , it is clear with historical maps the site has been used as pasture land over the last 187 years.

Reduced ground levels indicate the site is virgin ground with no indication of hot-spots (land fill) to raise concerns

Having carried out a thorough visual inspection of the site and land formation provided through the reduced levels. There has been no other use than identified in this desk study .

Under the circumstances , there is no evidence of contamination and is reasonable to confirm the land does not present an environmental risk.

JB 15/03/19



1832

IB

U

R

N

Clatburh

Clatburh Church

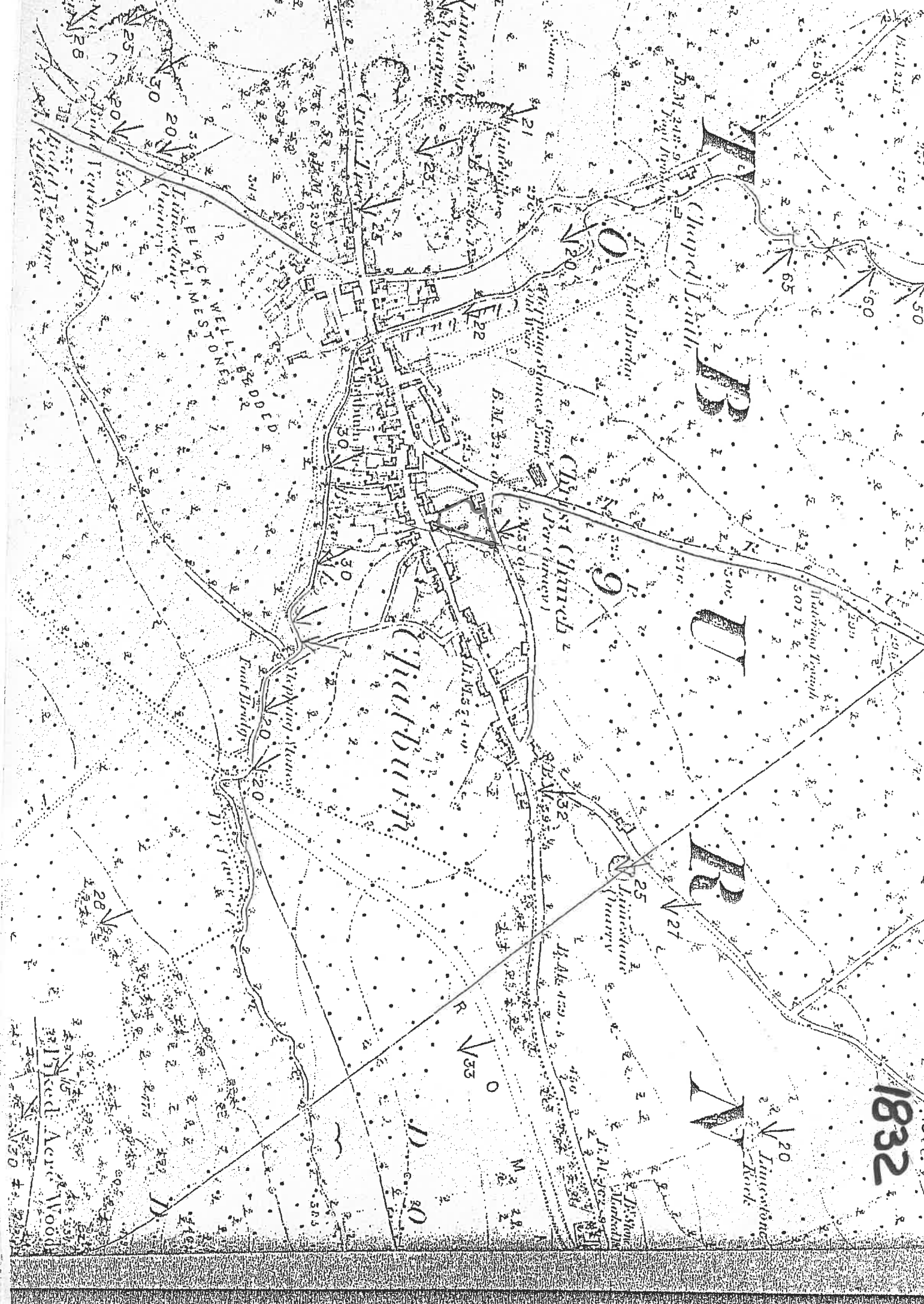
Blackwellstone

Clatburh Station

Clatburh Station

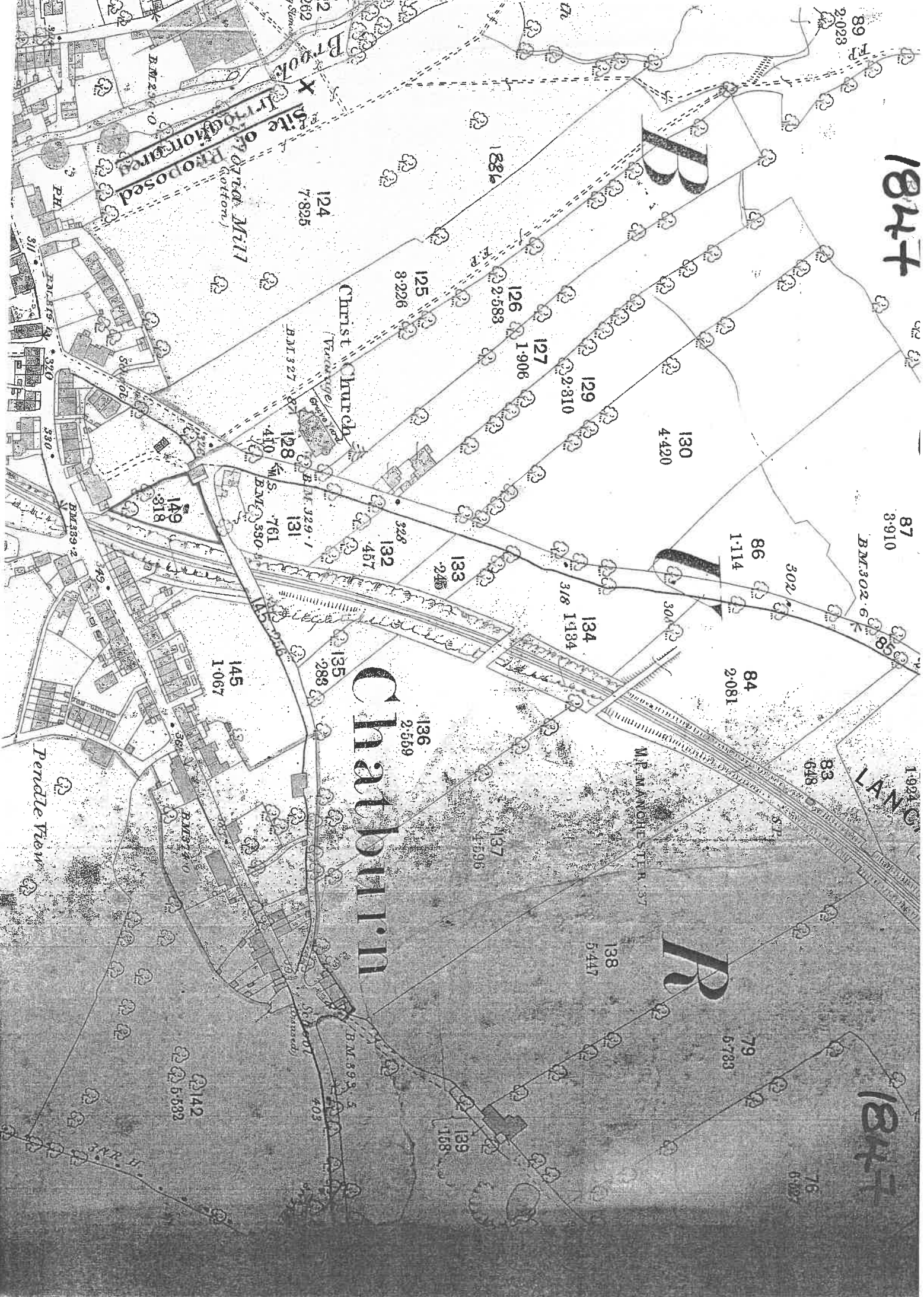
Clatburh Station

Clatburh Station



1847

1847



Site of Proposed  
 Cotton Mill  
 (bottom)

Christ Church  
 (Vicarage)

Charbourn

M.P. MANCHESTER

LAN...

Pendle View

1912 25<sup>m</sup> (to 1 mile)

1912

87  
3.841

89  
2.099

90a  
1.280

86  
1.070

84  
1.90

130  
4.321

123  
4.555

129  
2.290

134  
1.146

121  
1.015

127  
1.911

126  
2.568

133  
.687

124  
7.805

128  
.565

135  
.360

122  
1.262

Christ Church  
B.M. 329.2  
B.M. 330.4

131  
.770  
132  
.115

158  
2.747

Victoria Mill  
(Cotton)

149  
.292

B.M. 296.0

Smithy

B.M. 319.1

DOWNHAM  
Reading

157  
1.242

B.M. 303.2

150  
23.975

Wesleyan Meth.  
Church  
146  
1.697

B.M. 333.7

Chatburn Bridge

F.B.

Stepping Stones

Crowtrees Farm  
B.M. 329.6

The Rookery

Clough Bank  
151  
22.064

188  
2.026

147  
.65

B.M. 355.4  
Vicarage

178

180

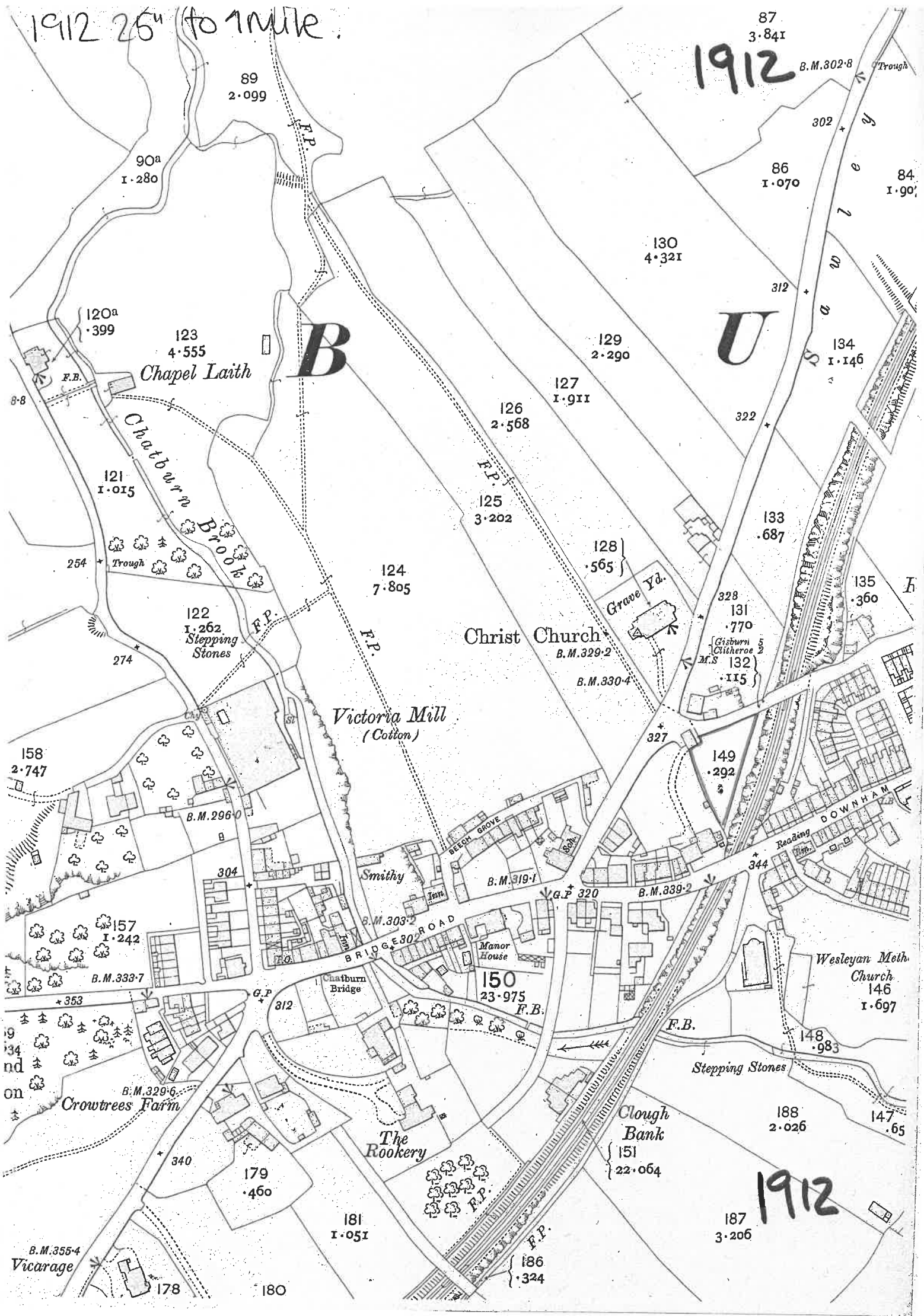
181  
1.051

F.P.

186  
.324

187  
3.206

1912



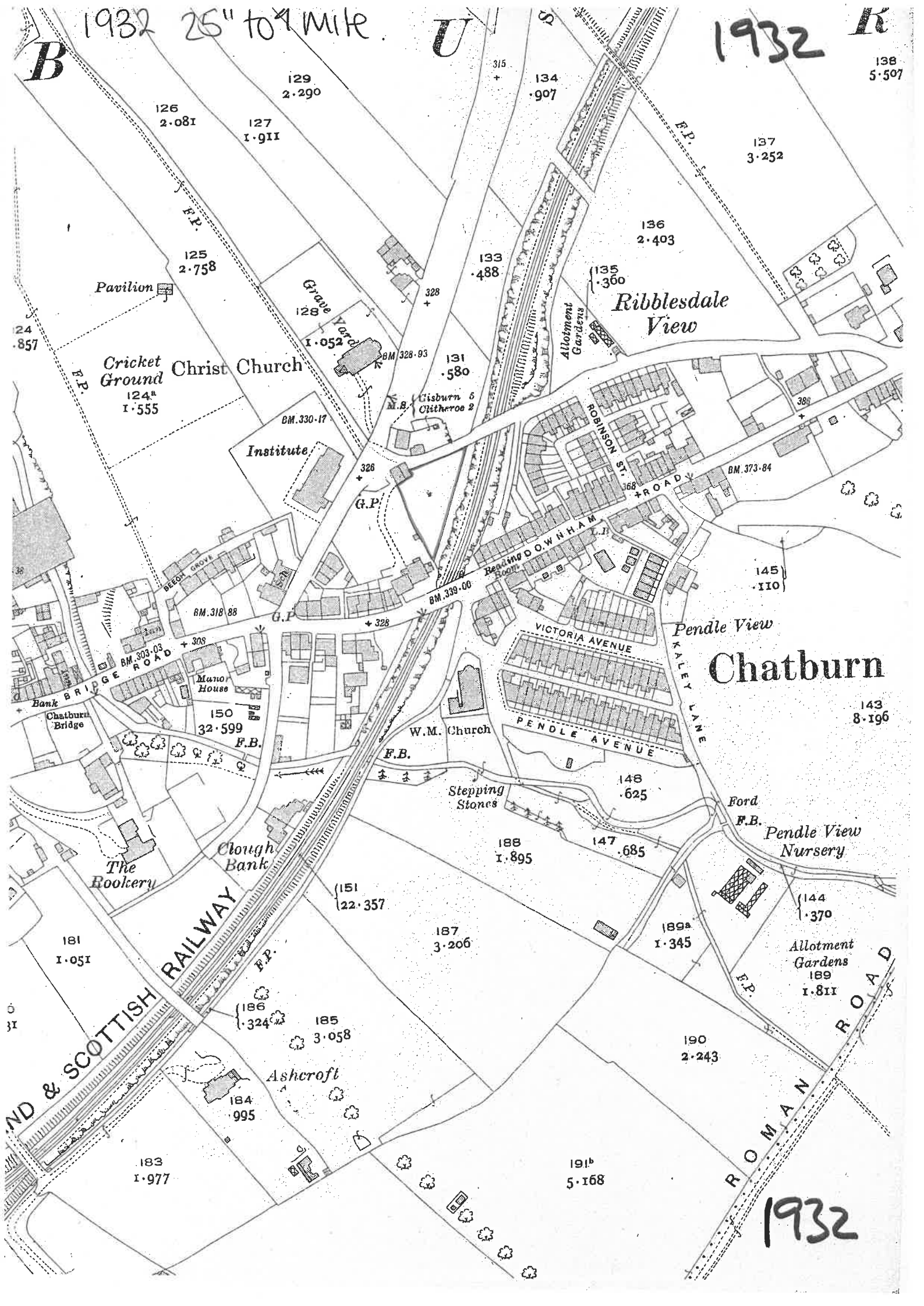
1932 25" to 1 mile

U

1932 R

B

138  
5.507



Cricket Ground  
124<sup>a</sup>  
1.555

Christ Church  
128  
1.052

Institute

Ribblesdale View

Chatburn

Pendle View

W.M. Church

The Rookery

RAILWAY

Pendle View Nursery

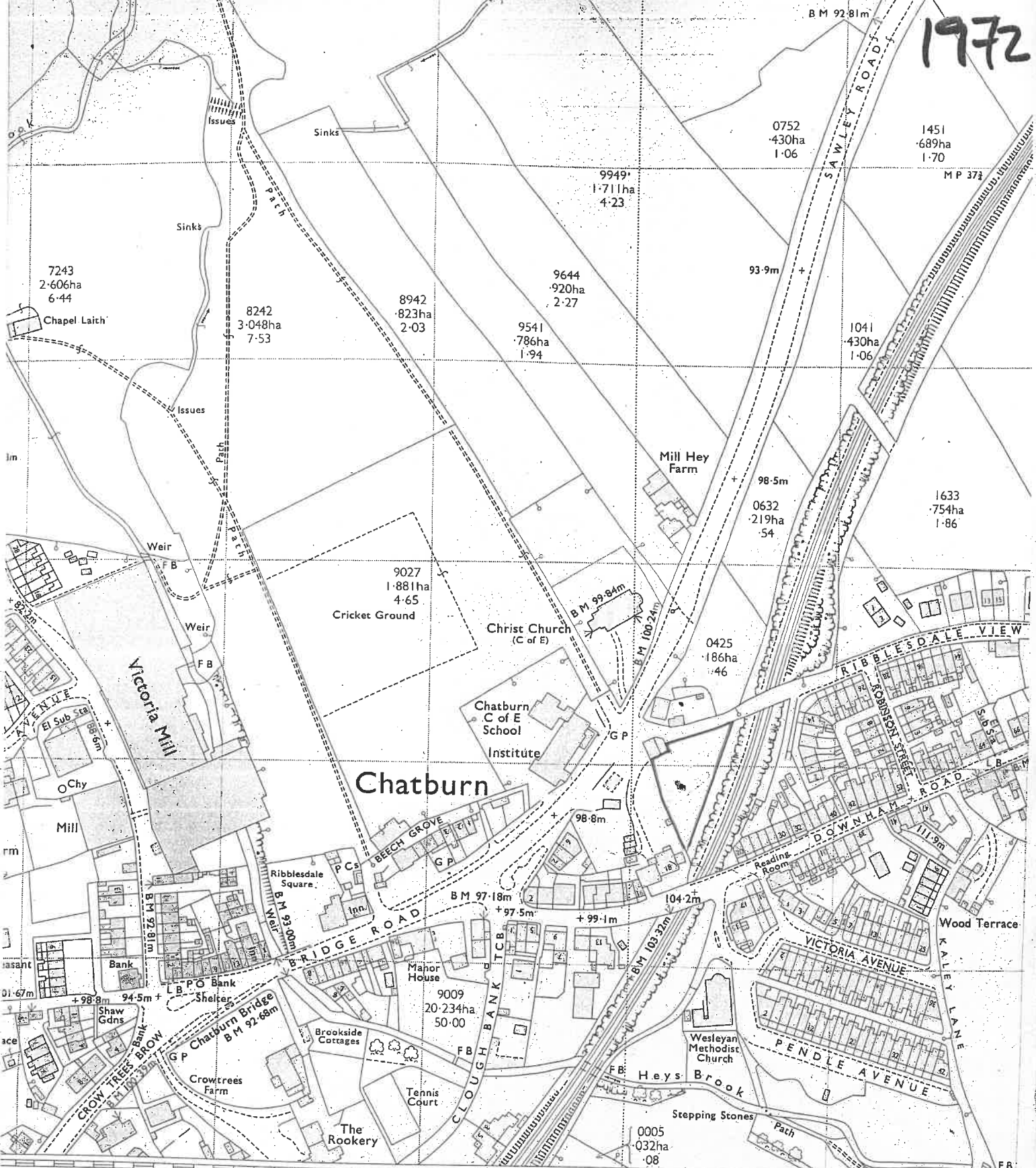
Ashcroft

ROMAN ROAD

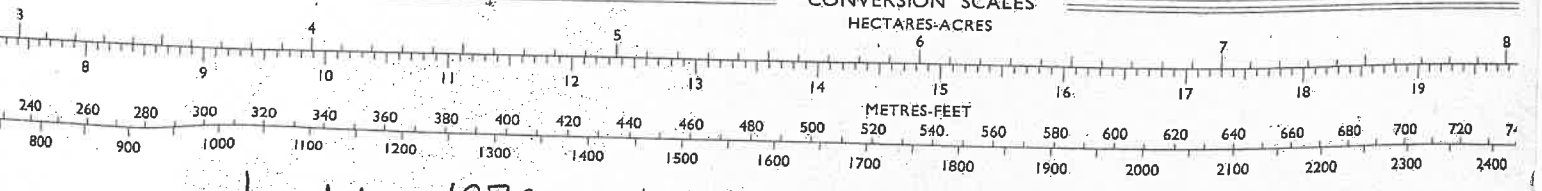
1932



1972



CLITHEROE R D  
 SD 7643-7743  
 CONVERSION SCALES  
 HECTARES-ACRES



018 Mar 1972

1 metre = 3.2808 feet  
 1 foot = 0.3048 metre

**SYMBOLS**

- Reservoir
- Road House
- Revision Point
- Stair

2017



OS MasterMap 1250/2500/10000 scale  
 18 April 2016, ID: BW1-00520195  
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 1:500 scale print at A4, Centre: 377013 E, 444179 N  
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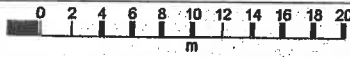
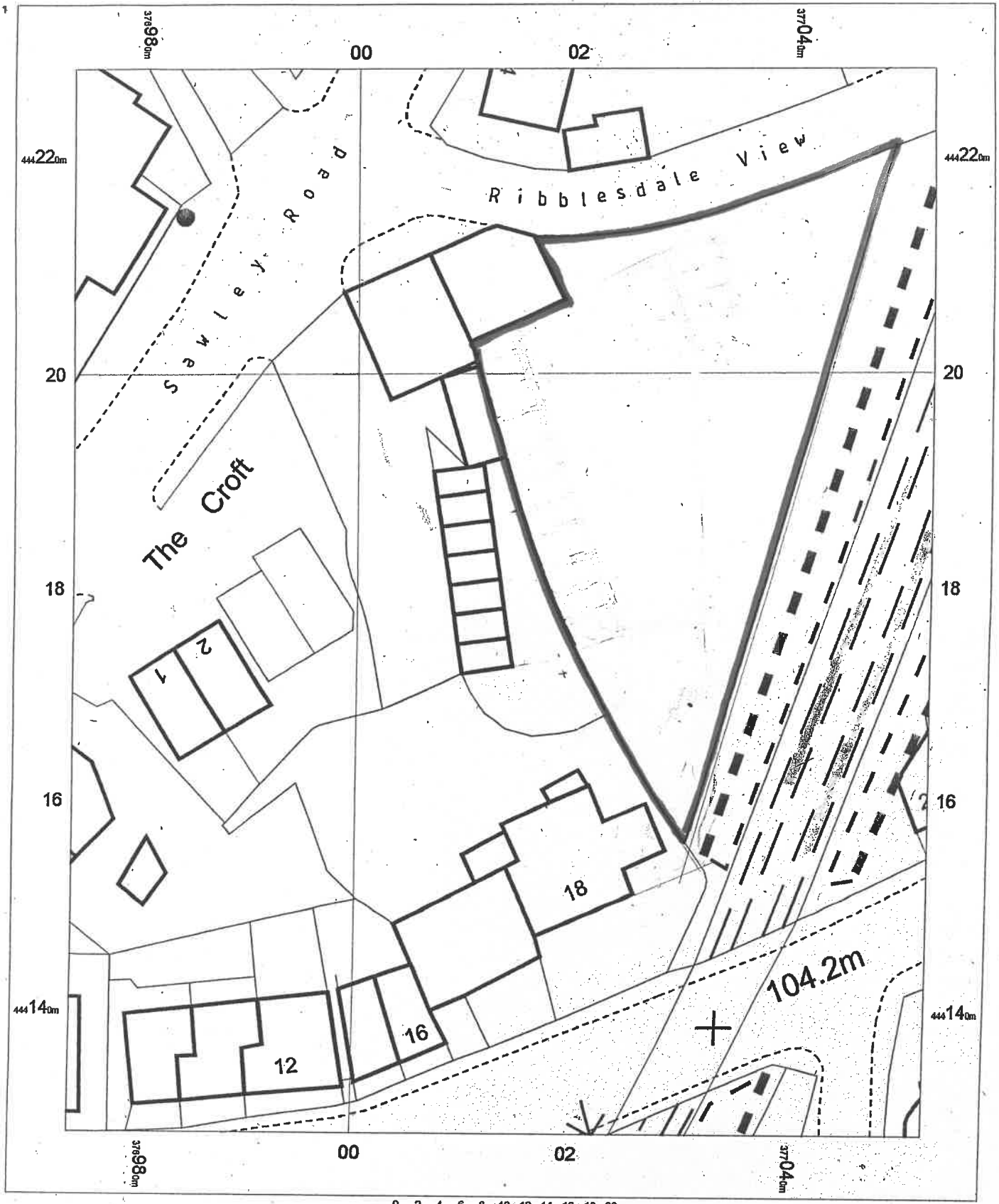


2017

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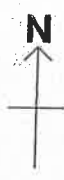


2019



Location Plan

OS MasterMap 1250/2500/10000 scale  
 18 April 2016, ID: BW1-00520195  
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