

Land at Former Waste Recycling Centre, off Whalley Road Langho BB6 8AB.

Development of the former waste recycling centre to create four class B1/B8
business units.

Discharge of conditions to planning permission 3/2018/0837:



Condition 6: Foul and surface water disposal.

Condition 9: Construction method statement.

Condition 14: Land contamination.

Condition Discharge Statement

JDTPL0160

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INFORMATION IN SUPPORT OF AN APPLICATION TO DISCHARGE PLANNING CONDITIONS ON PLANNING PERMISSION 3/2018/0837 FOR THE CONSTRUCTION OF B1/B8 BUSINESS UNITS AT THE FORMER WASTE RECYCLING CENTRE, OFF WHALLEY ROAD, LANGHO, BLACKBURN BB6 8AB.

1 INTRODUCTION

- 1.1 Planning permission was granted on the 16.11.2018. The applicant wishes to discharge the pre-commencement conditions so that work can commence on site. This statement sets out the conditions to be discharge and lists information supplied to discharge the conditions. The planning permission expires on the 15.11.2021.

FOUL AND SURFACE WATER DISPOSAL CONDTION 6

“6 No development hereby approved shall commence unless and until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for separate systems for foul and surface waters, undertaken in accordance with the drainage hierarchy detailed within the National Planning Practice Guidance. The scheme shall be implemented in accordance with the approved scheme and completed in its entirety prior to the first occupation of any unit hereby approved. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To secure a suitable drainage system at the site, in accordance with the requirements of the NPPF and NPPG.”

Since planning permission was granted United utilities have been undertaking significant work in the area. We provide the following information:

5625-14C Proposed site drainage plan.

80043001-01-MMB-342LM-96-DR-C-00005 C02.1 RIB0017 PETRE ARMS
ROUNDAABOUT AMP6 WFD REINSTATEMENT PLAN

80043001-01-MMB-342LM-96-DR-C-00001 C04.1 RIB0017 PETRE ARMS
ROUNDAABOUT AMP6 WFD ALM SITE LAYOUT

CONSTRUCTION METHOD STATEMENT CONDITON 9

"9 No development shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- The parking of vehicles of site operatives and visitors;*
- Loading and unloading of plant and materials used in the construction of the development;*
- Storage of such plant and materials;*
- The erection and maintenance of security hoarding;*
- Wheel washing facilities and road sweeping as required;*
- Measures to control the emission of dust and dirt during construction;*
- A scheme for recycling/disposing of waste resulting from the construction works; and*
- Details of working hours*

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development. "

The applicant has provided the following written construction method statement and accompanying plan.

Construction Phase Health and Safety Plan
Petre site set up plan

LAND CONTAMINATION CONDITON 14

“14 The development shall not be commenced unless and until the applicant has submitted to and had agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) a comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

REASON: In order to protect the health of the occupants of the new development and to prevent contamination of controlled waters.”

The applicant has provided an environmental land contamination report. It is a 6 page report.