

[REDACTED]

From: [REDACTED]
Sent: 13 May 2022 12:17
To: Planning Services
Subject: Re: Planning Application Consultation - FUL/2022/0149

[CAUTION : This email originated from outside of the organisation.]

Good afternoon,

In relation to the above consultatio I have the following comments to make;

Whilst a site investigation report has been carried out to investigate the potential pollutant linkages on site, further works are still required and therefore I would recommend attaching the following condition:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents

Kind Regards

Jackie Dickinson
Contaminated Land Consultant
Burnley BC

From: Planning Services <Planning@burnley.gov.uk>
Sent: 06 May 2022 12:57
To: [REDACTED]
Subject: Planning Application Consultation - FUL/2022/0149

Please find attached consultation letter.

Kind regards,
Planning Services
Planning Services

Ext
01282 425011



Burnley Council, Town Hall, Manchester Road, Burnley, Lancashire. BB11 9SA
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