Contaminated Land Statement

Rossendale Valley Centre, off Lord Street, Rawtenstall, BB4 7QF

1. Introduction

1.1 As part of the planning process as in accordance with PPS23 a review of the site regarding the likelihood of contamination on a site in respect of the proposed end use is required before development can occur.

1.2 The previous C.N.C Investments Ltd. planning application 2007/317 submitted in 2007 undertook a number of surveys and assessments of the area proposed for redevelopment; including the area of land proposed by Rossendale Borough Council to form the interim public events and realm space as detailed in this application.

1.3 A detailed B20(a) Desk Study with a scoping B20(c) Site Investigation was undertaken as part of these initial surveys and assessments. This work was undertaken by Intégral Géotechnique (Wales) Limited in February 2007 and documented in the site report 9591/HP/07.

1.4 There have been no further developments or activities on this site since this initial investigative work. A peer review of this report has been undertaken by Environmental Health in order to discharge this planning requirement.

2. Peer Review

2.1 The previous body of work comprised a desk top study including historical maps; and a scoping intrusive investigation of seven window samples covering the site. Within the site area of the Valley Centre three window samples were located one within the service yard, one within the open space of the precinct and one within the pub service area. For the purposes of this review these results have been considered alongside the evidence gathered though the desk study.

2.2 The site was previously a greenfield site and was later developed as terraced housing linked to the textile mills within the area and shops. These shops and houses were demolished c.1965 following which the Valley Centre shopping precinct was built.

2.3 The three window samples identified made ground deposits ranging from 2.4m – 3.6m. However, one of the sampling points refused at 2.4m and no further work was undertaken to determine this refusal. The made ground appeared to comprise; gravel, brick, clay deposits which would be consistent with the material used to backfill the area following the demolition of the terraced housing previously located on the site.

2.4 No odours or sheen were identified within these soil samples and limited testing results indicate that these were below threshold values established for the site.

3. Proposed development

3.1 The interim site use will form a mixture of soft and hard landscaping utilising the existing ground levels and where possible retain existing ground barriers. Contouring will be developed around the site using clean, crushed material with a minimum of 600mm clean, topsoil on soft landscaped areas. No intrusive work will be undertaken.

3.2 The proposed end use is a relatively low risk scheme in terms of contamination particularly as the majority of the site will maintain a hardstanding barrier to the made ground. The initial scoping intrusive work undertaken by Intégral Géotechnique also indicate no elevated concentrations of contaminants that would indicate further investigation is required at this stage.
3.3 There is no concern regarding contamination for the proposed end use of the site as a public realm / events space. If the end use of the scheme was changed to a higher risk category such as residential etc. at a later date; then it would be prudent to undertake further geotechnical and environmental work to support development design briefs.

Prepared by Rebecca Lawlor