

Thank you for the following report:

- Contamination Assessment at Top Park, Bury, Solmek, Reference: M24-042, 24 September 2024.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence dated 30 August 2024 have been adequately addressed:

- 1. Further soil sampling and risk assessment to determine the risk to human health from the soils at the site, carried out in line with BS 10175**

As previously requested, the following further soil sampling has been undertaken:

- 5 no. hand dug trial holes excavated to a depth of 1.2m bgl.
- 5 no. soil samples tested for a suite of analysis that includes metals, speciated polycyclic aromatic hydrocarbons, banded total petroleum hydrocarbons and asbestos as a minimum.

Ground conditions were found to comprise topsoil-like made ground containing fragments of mudstone, brick, sandstone, glass and plastic. This was underlain by cohesive made ground containing sandstone and mudstone to in excess of 1.2m bgl. Natural deposits were not encountered. Groundwater was not encountered during the investigation.

The following samples were recovered and tested for a suite of analysis that included metals, speciated polycyclic aromatic hydrocarbons, banded total petroleum hydrocarbons and asbestos:

- TP01 – 0.60-0.80m (Made ground – Clay)
- TP02 – 0.10-0.20m (Made ground – Topsoil)
- TP03 – 0.20-0.40m (Made ground – Topsoil)
- TP04 – 0.20-0.40m (Made ground - Topsoil)

- TP05 – 0.20-0.40m (Made ground - Topsoil)

The chemical analysis results should be compared to appropriate generic assessment criteria for the Public Open Space (Park) land use. No exceedances of the assessment criteria were identified. Consequently, the consultant considers that the contamination risk associated with this development is likely to be low. This assessment appears reasonable.

2. Where risks to human health from soil contamination is identified, a detailed remediation and validation plan.

No specific remedial measures are considered necessary but the consultant has recommended the following actions:

- **Watching brief** – In order to identify and deal with any previous unforeseen contamination at the site, a watching brief will be kept during the development. If any visual or olfactory evidence of contamination is encountered, further investigation and assessment will be required. Details of any contamination encountered will be included in the validation report.
- **Gas Protection Measures** – The following CS3 gas protection measures with a BS8485 score of 4.5 point are to be installed and validated by a third party:
 - A pre-cast suspended beam and block floor (0 points)
 - A 'very good' passive subfloor dispersal layer – clear void connecting to periscopic vents terminating in vents above ground level (2.5 points)
 - A ground gas resistant membrane (JUTA GP1 and Visqueen gas proof damp proof course) suitably lapped and taped, continuous across the cavity wall and verified in accordance with CIRIA C735 (2 points).

Full validation of the installation of the measures will be included in the verification report.

It is noted that the topsoil-like made ground present on-site contains fragments of glass. If this material is to be re-used in soft landscaping, it should be noted that as well as soils being suitable for use and not contaminated, soils must be healthy and present in sufficient quantity for a sustainable landscape. Soils must meet the requirements of the British Standard for topsoil (BS 3882:2015) and subsoil (BS 8601:2013) (including the need to be free of sharps such as glass fragments) and both need to be present in garden and landscaped areas. The depth of growing medium should take into account rooting depths for any proposed planting. Section A.3 of BS 3882:2015 for topsoil gives an indication of rooting depths (450mm for grass, 600mm for shrubs and 900mm for trees). The depth of topsoil should not normally exceed 300mm. If the material is to be reused on sports pitches it is recommended that for health and safety any visible sharps be hand-picked and removed.

Additionally, if any excess soil material is removed from site, it should be disposed of at a suitably licenced waste disposal facility. Copies of waste transfer notes will be required.

Conclusion

This Section is satisfied that the requirements of Condition 4 have been met and that this condition can now be recommended for discharge.

Condition 5 requires the submission and approval of the following:

- (i) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Where suitable soils are being re-used on the application area, this should be carried out under the appropriate environmental permits, or the CL:AIRE Definition of Waste Code of Practice (if appropriate). As the site is a former landfill site it is recommended that the Environment Agency are contacted regarding permitting requirements. Further information can be found here: [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits). If the material is to be reused on site, but outside the planning boundary it is recommended that advice on this aspect is also sought from the Environment Agency.

All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

Regards,

Rebecca.