



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Planning Department

Date 12 April 2024
Reference CL996.120424.1

Dear Dean,

Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES, Planning Application: 67553 – Contaminated Land Discharge

I write regarding the request to discharge [Condition 4](#) of the above planning application. The Environment Section has received a copy of the following report:

- Geo-Environmental Audit: Phase 2 Site Investigation & Risk Assessment, Phase 3 Remediation Statement, T. J. Booth Associates, Reference: rep-tjba-blakeman-2 tanners st-phs 2 & 3 env-220223.docx, dated February 2023

We have considered the [desk study](#) information previously and found it to be acceptable.

The Environment Section has reviewed the above information in order to assess the following points:

1. [The adequacy of the site investigation.](#)
2. [The adequacy of the final risk assessment.](#)
3. [The acceptability of the proposed remediation strategy.](#)
4. [Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.](#)

The site was previously part of an open field in 1850 and then was part of the gardens to Prospect House from between 1850 and 1893. Surrounding historical uses have included residential, allotment gardens, open land and a plant nursery. The site appears to have remained gardens up to the present day. The site is not within 250m of a registered landfill site.

It is understood that the proposed development comprises the erection of one dwelling with associated garage, parking/manoeuvring space and garden curtilage.



1. The adequacy of the site investigation

A proportionate site investigation was undertaken in February 2023 and comprised two trial holes and the taking of 4 soil samples from across the garden area which were tested for metals, speciated PAH, inorganics & sulphates, soil organic matter and asbestos screening.

2. The adequacy of the final risk assessment

The soil analysis results have been compared to the Defra C4SLs and CIEH/LQM S4ULs for residential with homegrown produce land use. No elevated concentrations of contaminants were identified. No asbestos was encountered.

The consultant has concluded that the risks to human health are low, and consequently, no remedial measures are required.

This assessment appears reasonable.

3. The acceptability of the proposed remediation strategy

Although the consultant considers that no specific remedial measures are required to deal with contamination at the site, the following actions are recommended:

- Watching brief during ground works to identify and deal with any previous unforeseen contamination at the site. Should any adverse ground conditions be encountered this Section should be contacted for advice.
- Consultation with the local water company (United Utilities) to confirm that barrier pipe is not required.

It is noted that the report recommends that any soil imported to site should be tested to ensure it is suitable for the end use.

4. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment

This Section is satisfied that the requirements of Condition 4 have been met and that this condition can now be recommended for discharge. As no remedial action is required, condition 5 is not required and can also be discharged.



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.

Please Note: The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

Sally Shaw
Environmental Protection Officer

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