



DEPARTMENT OF OPERATIONS

Jennie Townsend
Bury Council Planning Department

Date 14th February 2025
Reference CL1101.140225.1

Dear Jennie,

Land adj 5 Stubbins Lane, Ramsbottom, Bury, BL0 0PU, Planning Application: 71575 (reserved matters of approval 67718) – Contaminated Land

A copy of this letter should be forwarded to the applicant.

I write regarding the discharge of condition 4 of the approved planning application 67718. The Environment Section has received a copy of the following report:

- Desk Study with Walkover Survey, Sub Surface North West Limited, Report No. 8079, dated November 2024

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

1. [The adequacy of the desk study information available for this site.](#)
2. [Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.](#)

Condition Status Summary

- **Condition 4** – A satisfactory Preliminary Risk Assessment report has been submitted with the application. As such this aspect of the condition has been satisfied and part discharge of condition is recommended. The remaining aspects of the condition should be carried forward. See point [2](#) for our recommendations.
- **Condition 5** – Requires the submission of Site Verification Report should remedial actions be required. The condition remains extant and should be carried forward.

The currently comprises areas of hardstanding and an overgrown garden area. Current uses in the surrounding area includes residential and a petrol station. Previous uses at the site have included open land and a series of buildings which were demolished and replaced until the site was relatively



recently cleared. In the surrounding area previous uses have included an infilled reservoir, railway land, a cotton mill, a refuse destructor, Council yard and bus depot. The site is not located within 250m of a known landfill. The nearest surface watercourse is located 230m to the east. The site is situated on the Millstone Grit Secondary A Aquifer (drift deposits are likely to be absent).

It is understood that the approved development comprises the erection of 1 no. dwelling.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

A site reconnaissance visit was carried out on the 8th November 2024 as part of the preliminary risk assessment by . The site was found to comprise a gravel-surfaced area in the southeast used for car parking with an approximately 3m tall retaining wall midway to the rear of the site. The garden beyond the retaining wall was inaccessible.

The preliminary risk assessment has concluded that there is a moderate to low risk to human health and the environment from soil contamination and ground gas at the site. The consultant has recommended that a *nominal intrusive ground investigation* be undertaken. Given the low risk concluded at the site it is recommended that this be proportionate and designed to take into account the previously developed areas of the site and the design of the approved development. Please submit a site investigation proposal. It is recommended that a watching brief also be carried out during development.

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

In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) A site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) Should (ii) identify potential contamination risks, a detailed remediation strategy and validation plan.

- (iv) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.
- (v) If remedial actions have been undertaken, 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.

This Section is satisfied that the first bullet point of the requirements of Condition 4 have been met and that this condition can now be recommended for part discharge. Bullet points 2 and 3 regarding site investigation and risk assessment and the development of a Remedial Strategy if required remain to be addressed and should be carried forward if this application is approved.

Condition 5 requires the submission and approval of a verification report should remedial works be required. The condition should be carried forward.

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

A handwritten signature in black ink, appearing to read 'Sally Shaw', written in a cursive style.

Sally Shaw
Environmental Protection Officer

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