

Date 31 January 2023
Reference CL684.310123.1
Website www.bury.gov.uk

Department of Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

Land adjacent to 148 Hollins Lane, Bury, BL9 8AW, Planning Application: 69184 – Contaminated Land

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Preliminary Risk Assessment, Hollins Lane, Bury, LK Consult, Reference: LKC 22 1603, 10 November 2023.

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.

The site is currently vacant and was previously occupied by a detached residential property and garden known as The Mount. Adjacent land use includes housing with gardens. Previous land uses at the site have included agriculture, part of Hollins Mount Farm and buildings of unknown use. Previous land uses in the surrounding area have included farm buildings, a works, an electricity sub station, a grave yard, an infilled pond and a sewage works. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourses, although an unnamed land drain is located to the east. The site lies above glacial till over the Middle Coal Measures Secondary A aquifer.

The proposal is for the development of two dwellings.

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

A site walkover was carried out on 8 November 2022 and hand dug trial holes were undertaken. The site was found to comprise a driveway area in the south, and a derelict brick building in the northern tip. The central area of the site comprises a groundcover of clayey made ground. A flat excavated area with sheet piling surrounding it is present in the centre, which is about 1.10m below the adjacent areas of the site. The area to the west of this (at ground level) contains several in ground structures visible from the surface and the excavated area. No evidence of contamination was identified. Several heaps of made ground were found to be present across the site.

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The hand dug pits found made ground ranging from ground level to a maximum of 0.6mbgl, consisting of brown gravelly silty sandy clay with occasional brick, rare coal, clinker and plastic. HD102 found made ground with frequent coal, ash and clinker.

A Phase 2 intrusive investigation is to be carried out to include boreholes and hand dug pits. If a significant gas source and pathway is identified from the investigation, gas monitoring or gas protection measures will be required. Groundwater samples are to be collected from the monitoring wells, subject to ground conditions encountered.

A Pre-Demolition and Major Refurbishment Asbestos Survey is recommended to be undertaken prior to any demolition.

Please be aware the Radon Maps have recently been updated and this site now falls into a level of higher risk than previously (5-10% chance of a house having a radon concentration at or above the Action Level of 200 Bq m³). Please consult the updated maps: [UKradon - UK maps of radon](#).

Please note: 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.

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 pre-demolition asbestos survey.
- (ii) A site investigation and risk assessment proposal.
- (iii) A site investigation report and detailed remediation strategy.
- (ii) 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. The report would be expected to include the following:
 - Summary of desk study, site investigation report and remediation strategy.
 - Details of who carried out the work.
 - Details and justification of any changes from original remediation strategy.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Monitoring results for groundwater and gases.
 - Summary data plots and tables relating to clean-up criteria.
 - Plans showing treatment areas and details of any differences from the original remediation strategy.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above information will be required by Planning conditions if Planning Permission is granted.

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 'J Scott', written in a cursive style.

Judith Scott
Environmental Protection Officer

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 responsibility for safe development rests with the developer.