

Our Ref CL252.171221.1
Your Ref 67569
Date 17 December 2021
Please ask for Rebecca Jones
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Donna Ball
Executive Director, Operations

Helen Leach
Bury Council Planning Department

Dear Helen,

**Holcombe Moor Training Centre, Spen Leach Lane, Hawkshaw, Bury, BL8 4JJ,
Planning Application: 67569 – Contaminated Land**

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

- Phase 1 Environmental Report for Holcombe Moor Training Centre, Spenleach Lane, Hawkshaw, Bury, BL8 4JJ, TJ Booth Associates, Reference: rep-tjba-NWRFCA-holcombe moor training camp-phs 1&2-221021, October 2021.

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.
3. If pre-commencement or pre-occupation planning conditions are required.

The site is currently located within a cadet training camp. Current uses within the surrounding area include agricultural land and open moorland. The site was previously moorland until the development of the military training camp and rifle range by 1930. The site is not within 250 metres of any known landfill sites. The site is not located within close proximity of any major surface watercourses but there are a number of ponds and land drains in the surrounding area. The site lies above glacial till deposits over the Millstone Grit Secondary A Aquifer.

It is understood that the proposed development comprises the construction of a portal frame building with a large roller shutter door which will be used for storage and as an indoor cadet training ground.

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

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potential sources, pathways and receptors and likely pollution linkages. A site walkover was undertaken on 1 October 2021.

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

It is understood that the site was redeveloped in 2005 and the existing buildings demolished, therefore, it is likely that made ground is present. However, due to the low risk nature of the proposed building and use, the consultant considers that it would be very unlikely that any potential contamination associated with the made ground would exceed the generic assessment criteria for Commercial Land Use. Additionally, it is understood that the external areas will be hardstanding and that no new soft landscaping will be created.

Consequently, this section is in agreement with the conclusion that the risks at the site are low and that no site investigation or remedial action is required.

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

This Section is satisfied that this development does not pose a risk to human health or the environment. Therefore, no further information is required, and no contaminated land conditions are considered necessary.

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 'Rebecca Jones', with a stylized, cursive script.

Rebecca Jones
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.