

Our Ref CL586.151121.1
Your Ref 67560
Date 15 November 2021
Please ask for Judith Scott
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Donna Ball
Executive Director, Operations

Helen Pressley
Bury Council Planning Department

Dear Helen

Land at Carr Fold & Carr Street, Ramsbottom, Bury, BL0 9EG, Planning Application: 67560 – Contaminated Land

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

- Preliminary Risk Assessment (Desk Study), Spring View House, Carr Fold Lane, off Carr Street, Ramsbottom, BL0 9DT, Worms Eye, no date, no reference.

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 has historically been in use as terraced housing which were demolished by the 1950s and the site was occupied by un-referenced structures which were probably sheds. Surrounding land uses have included reservoirs, cotton mills, a sandstone quarry, a sand pit and allotment gardens.

The site is currently occupied by four sheds and an LPG container. The site is not within 250m of a landfill site and is situated on the Millstone Grit Group Secondary A Aquifer which is overlain by Glacial Till. A reservoir is situated 18 metres to the east.

The proposal is for a detached house with a basement, with associated gardens and parking to the south west.

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.

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A site walkover was carried out on 14 October 2021. The site comprises a largely vacant plot with a garage (suspected asbestos cement roof) and shed towards the southwest, and a garage towards the north. An access track (Carr Fold) runs along the northwest boundary leading down to the garage from Carr Street. The site is very overgrown and underlain with building materials, covered by undergrowth at the surface.

Although high levels of contamination are not expected an intrusive investigation has been recommended to consist of boreholes / trial holes to confirm the presence or absence of contamination. The nature and depth of made ground is to be assessed to decide if gas monitoring / gas protection measures are required.

The above assessment is acceptable to this Section.

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) A detailed remediation strategy and validation plan.
- (iv) 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 above information will be requested 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.