



Dean Clapworthy
Bury Council Development Control

Date 3 December 2024
Reference CL295.031224.1

Dear Dean

Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ, Planning Application: 70002 – Contaminated Land

Condition Status Summary:

- **Condition 4** – Condition has previously been recommended for discharge.
- **Condition 5** – Condition is recommended for discharge.

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

- Remediation Validation Report – Temporary Accommodation, Star Academy, Radcliffe, Brownfield Solutions, Reference: TM/C5394/13333 Rev B / P03, 18 November 2024.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence ([CL295.051124.1](#)) have been adequately addressed:

1. An updated verification report which includes the following validation information:
 - On-site in-situ testing of the topsoil placed in soft landscaped areas to demonstrate that the actual topsoil brought to site is suitable for use.

The site was formerly in use as Spring Lane School (a pupil referral unit) and a Leisure Centre including a temporary swimming pool (now demolished), and a former electricity sub-station (retained on-site). Current uses in the surrounding area include housing, a Metrolink Line and station and commercial buildings. Previous uses at the site have included open land associated with a farm, followed by railway land including a goods shed and goods station. By 1979 the site had been developed as a school. Surrounding former land uses have included a former railway line, a gravel pit, mineral water works, iron works, a rope walk, sawmill, unspecified works, a colliery and residential developments. The site is within 250m of one landfill site, known as Darbyshire Street Landfill, which is an infilled railway cutting. There are two surface watercourses situated within 250m of the site including the Manchester, Bury and Bolton Canal which flows along the northwest boundary of the site and the River Irwell to the south. The site is situated above the

Carboniferous Middle Coal Measures Secondary A Aquifer which is overlain by River Terrace Deposits. Deposits of made ground exist at the site.

It is understood that the development has comprised the demolition of existing school buildings/temporary leisure centre and the construction of a two-storey temporary school building, external landscaping and associated site infrastructure.

The following remedial measures were agreed so that the contamination identified on site no longer presents a risk:

- Production of Materials Management Plan (MMP) under the CL:AIRE Definition of Waste Protocol for the re-use of soil materials on site.
- Removal of all hardstanding, floor slabs, relict foundations and in ground obstructions. Hard materials will be crushed for re-use. Samples of crush will be tested at a rate of 1 per 1000m³ (minimum of 3 samples per source) for a suite of analysis that includes metals, speciated PAHs and asbestos.
- Excavation, screening and engineering / re-use of made ground and soils. Samples of made ground will be tested at a rate of 1 per 1000m³ (minimum of 3 samples per source) for a suite of analysis that includes metals, speciated PAHs, TPH CWG, BTEX and MTBE and asbestos. Visual inspections and VOC screening using a PID will be carried out at a rate of 1 test per 250m³.
- Installation of a cover system of 450mm of 'clean' validated topsoil/subsoil within the limited areas of soft landscaping located towards the front of the site. Deeper tree pits will be used where required. The imported topsoil and subsoil, and any suitable site won soils, will be tested at a rate of 1 per 150m³ for brownfield and site won soils (minimum of 6 samples per source) and 1 per 250m³ for proven greenfield sources (minimum of 3 samples per source). Samples will be tested for a suite of analysis that includes metals, speciated PAHs, TPH CWG, BTEX and MTBE and asbestos. The results will be compared to GACs for residential without homegrown produce. The thickness of the clean cover system will be validated using trial holes and photographs.
- A United Utilities water supply pipe risk assessment will be completed to determine if barrier pipe is required on site. Where barrier pipe is required, validation information will be required including photographic evidence and receipts/delivery notes for the barrier pipe.
- A watching brief to identify and deal with any previously unidentified contamination will be maintained during demolition and clearance/soils strip works. Confirmation that no unforeseen contamination was encountered during the development will be required. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.



1. An updated verification report which includes the following validation information:

An updated verification report ([Brownfield Solutions, Reference: TM/C5394/13333 Rev B / P03, 18 November 2024](#)) has been submitted to address the issue below:

- **On-site in-situ testing of the topsoil placed in soft landscaped areas to demonstrate that the actual topsoil brought to site is suitable for use.**

Three in-situ samples of topsoil were taken on 1 November 2024 and tested for a suite of analysis that included metals, inorganic compounds, PAHs, TPH-CWG, BTEX, MTBE and asbestos (I2 Analytical, Reference: 24-052718, 15 November 2024). No elevated concentrations of contaminants were identified when compared to C4SL and S4UL for residential without homegrown produce. No asbestos was found.

Consequently, this Section is satisfied that the imported topsoil is suitable for use and no further information is required.

Conclusion

This Section is satisfied that the agreed remedial works have been completed, and that this development does not pose a risk to human health or the environment. Consequently, we are satisfied that the requirements of Condition 5 have been met and that this condition can now be recommended for discharge.

Condition 4 has previously been recommended for discharge.

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

Rebecca Jones
Environmental Protection Officer

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