



**DEPARTMENT OF
OPERATIONS**

Helen Pressley
Bury Council Development Control

Date 13 October 2023
Reference CL1063.131023.1

Dear Helen

Land at rear of 31-45 Ajax Drive, Bury, BL9 8EF, Planning Application: 69684 – Contaminated Land

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

- Phase 1 – Preliminary Risk Assessment, Land at 45 Ajax Drive, Unsworth, Bury, BEK Enviro Limited, Reference: BEK-23119-1, September 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 occupied by a semi-detached house and an area of rough grassland located behind the properties on Ajax Drive. Adjacent land use includes housing, rough grassland/scrub and a car sales garage. Previous land uses at the site have included open land and a footpath. The main part of the site has remained open land, while a house was built on part of the site prior to 1963. Previous uses in the surrounding area include a reservoir, a car sales garage, a refuse tip and possible areas of waste disposal or land raising activity. The site lies within 250 metres of two landfill sites, known as Rear of Manchester Road, Bury Landfill and Glendale Avenue, Bury Landfill. The site is located approximately 50m to the south of Parr Brook and Lamb Lodge Reservoir. The site is situated above the Middle Coal Measures Secondary A Aquifer, overlain by glacial till deposits. The northern part of the site is situated within a Radon Affected Area (Class 5) where up to 10-30% of homes are estimated to exceed the Action Level.

It is understood that the proposed development comprises the construction 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 in September 2023 as part of the desk study. The site was found to comprise mainly rough grassland, scrub and trees. A storage shed was present to the rear of 45 Ajax Drive and suspected asbestos cement roof sheets. Himalayan Balsam was noted on site. A BGS borehole excavated on the site in 1997 identified the presence of topsoil over natural clay and sand deposits.

The preliminary risk assessment has concluded that there is a low risk to human health and the environment from soil contamination and ground gas at the site. However, the consultant has recommended that a site investigation be undertaken to confirm the ground conditions present. Please submit a site investigation proposal. Radon protection measures are proposed.

It is recommended that an invasive species/Japanese Knotweed survey is completed.

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 Japanese Knotweed and invasive species survey and eradication plan.
- (ii) A site investigation proposal.
- (iii) A site investigation and risk assessment report.
- (iv) A detailed remediation strategy, validation plan and materials management plan.
- (v) 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 required by planning conditions, if permission is granted.

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 do not hesitate to contact me if you require any clarification of the above.



Yours sincerely

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.

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