



Helen Pressley
Bury Council Development Control

Date 5 March 2024
Reference CL1062.050324.1

Dear Helen

Whitefield Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY, Planning Application: 69940 – Contaminated Land

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

- Remediation Statement – Whitefield Fire Station, Bradshaw Gass and Hope LLP, Reference: 1978/35, No Date.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence have been adequately addressed:

1. Confirmation that the following remedial actions will be undertaken:
 - Watching brief to identify and deal with any previous unforeseen contamination at the site.
 - A United Utilities water pipeline assessment to confirm that barrier pipe is not required.
 - Chemical testing results of any imported material for use in landscaped areas to demonstrate that the material is suitable for use.
 - Excess soil material to be disposed of at a suitable waste disposal facility.
2. Materials management plan, if the CLaire Definition of Waste Code of Practice is to be used.
3. 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 site is currently occupied by a fire station. Current uses in the surrounding area include residential properties, commercial and retail buildings, a petrol station and Elms Recreation Ground. The site has previously been occupied by terraced houses, allotment gardens and a fire station. Previous uses in the surrounding area have included a fustian mill, cotton mills, a smithy, a confectionery works, a cabinet makers factory, an upholstery works, a petrol filling station and infilled reservoirs. The site is not located within 250m of a known landfill site and is not in close proximity to any major surface watercourses. The site is situated on glaciofluvial sand and gravel deposits over the Collyhurst Sandstone Principal Aquifer and the Manchester Marl Secondary B Aquifer. A Private Water Supply is present 60m to the south of the site. A fault trending northwest to southeast is present 75m to the southwest of the site. It is likely that deposits of made ground exist at the site. The site is not located within a Radon Affected Area.



It is understood that the proposal is to demolish the existing fire station which dates from the 1960s and construct a new fire station. The proposal also includes the construction of a temporary fire station.

1. Confirmation that the following remedial actions will be undertaken:

- **Watching brief to identify and deal with any previous unforeseen contamination at the site.**
- **A United Utilities water pipeline assessment to confirm that barrier pipe is not required.**
- **Chemical testing results of any imported material for use in landscaped areas to demonstrate that the material is suitable for use.**
- **Excess soil material to be disposed of at a suitable waste disposal facility.**

A Remediation Statement (produced by the engineers for the site) has been provided. The statement conforms that the above actions will be undertaken as part of the development and that Verification Report will be submitted upon completion of the development. Please note that the Verification Report should be produced by a suitably experienced geo-environmental consultant. No further information is required regarding this issue.

2. Materials management plan, if the CL;aire Definition of Waste Code of Practice is to be used

If the CL;aire Definition of Waste Protocol is to be used, a copy of the Materials Management Plan will be required in due course.

3. 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

A Verification Report should be submitted in due course.

Conclusion

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) Materials management plan, if the CL;aire Definition of Waste Code of Practice is to be used.
- (i) 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:
 - Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
 - Details of any topsoil / subsoil imported to site including details of the source site for the soils, any chemical testing carried out and assessment criteria used to show that the material is suitable for use. A minimum of 3 samples is required which should be tested for a suite of analysis that includes metals, speciated PAH and asbestos. The test results should be compared to suitable generic assessment criteria.
 - Details of any soil material excavated and removed from site including copies of waste management records.
 - Confirmation that United Utilities did not require the use of barrier pipe at the site.
 - Confirmation that any asbestos containing materials identified in the current property have been removed, this should include copies of the asbestos survey and waste transfer documentation.
- Confirmation that remediation objectives have been met.

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 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

A handwritten signature in black ink, appearing to read 'Rebecca Jones', with a stylized, cursive script.

Rebecca Jones
Environmental Protection Officer



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