

Date 20 October 2022
Reference CL1025.201022.1
Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Burnt House Farm, Turton Road, Tottington, Bury, BL8 3QF, Planning Application: 68433 – 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 for Burnt House Farm, Tottington, LK Consult, Reference: CL-602-LKC 22 1267-01 R0, 27 June 2022.

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 disused farmhouse and a gravel track. Current uses in the surrounding area include open land and an isolated residential property. The current farm has occupied the site since prior to 1848 with two wells marked on the historical maps. The site is not located within 250m of a known landfill site. A number of surface water features are present in the surrounding area including a tributary of the Kirklees Brook and a number of ponds to the north. The site is situated on Glacial Till over the Lower Coal Measures Secondary A Aquifer. A private water supply is present at the site.

It is understood that the proposed development comprises the demolition of the former farmhouse and the construction of a replacement dwelling with garden.

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.

A site reconnaissance visit was undertaken on 1 June 2022. The site was found to comprise a partially demolished, derelict farmhouse with stockpiles of demolition rubble, discarded oil cans and the presence of invasive species. In the immediate area there is evidence of bonfires, a well backfilled with building rubble, mounds of rubble and a farm out building containing jerry cans and a plastic container of anti-freeze. Three hand dug pits were excavated to between 0.2 and 0.8m bgl to assess shallow ground conditions. Made ground containing frequent brick and stone was found to be present in HD101 (to 0.2m bgl). While in HD102 and HD103 ground conditions comprised sandy clayey silt over sandy silty clay strata (possibly reworked in HD102). It is noted that the location of HD101 is missing from the location plan.

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

The report concluded that there was a potential risk to future site users and the environment from potential contamination at the site. Consequently, a site investigation is proposed including soil sampling and gas monitoring. A copy of a site investigation proposal is required.

Additionally, as the development includes the refurbishment/demolition of an existing building, a copy of the pre-refurbishment/demolition asbestos survey will be required. Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed.

It is also recommended that an invasive species survey is undertaken.

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 copy of the pre-refurbishment/demolition asbestos survey and validation information, including waste transfer documentation, to demonstrate that any asbestos containing materials have been removed.
- (ii) An invasive species survey and eradication plan.
- (iii) A site investigation proposal.
- (iv) A site investigation and risk assessment report.
- (v) A detailed remediation strategy and materials management plan, if required.
- (vi) 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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