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Department for Operations

Claire Booth
Bury Council Development Control

Dear Claire

Land to north of 2 Hollins Close, Bury, BL9 8AX, Planning Application: OUTLINE 69051 – Contaminated Land

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

- Phase 1: Desk Top Study Report (Preliminary Risk Assessment), Site 1: Land at Hollins Close, Bury, Greater Manchester, BL9 8AX, GEO Environmental Engineering Ltd, Reference: 2020-4255 (Site 1), 5 June 2020.

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 an undeveloped area where trees and vegetation have been cleared. Current uses in the surrounding area include residential and a golf course. Previous land uses at the site have included open land and a golf course, while in the surrounding area previous uses have included a graveyard, agricultural land, a conservative club and bowling green. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourse. The site is situated on the Middle Coal Measures Secondary A Aquifer which is overlain by glacial till deposits. The site is not situated within a Radon Affected Area (<1% of homes are estimated to exceed the Action Level).

It is understood that the proposed development comprises 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.

The preliminary risk assessment has concluded that there is a very low risk to human health from soil contamination and ground gas at the site and a negligible risk to groundwater. However, the report recommends that an intrusive investigation be undertaken in order to confirm the ground conditions at the site. Depending on the findings of the investigation, soil sampling and gas monitoring have been proposed.

A site investigation and risk assessment report will be required.

5. 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 and risk assessment report.
- (ii) A detailed remediation strategy and validation plan, if required.
- (iii) 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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