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Our Ref CL814.110718.1
Your Ref
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Department for
Communities & Wellbeing

Lesley Jones
Director of Public Health

Helen Longworth
Bury Council Planning Department

Dear Helen

Radcliffe Civic Hall, Thomas Street, Radcliffe, Planning Application: 61302 – Contaminated Land

The Environment Section has received a copies of the following reports:

- Phase 1 Preliminary Risk Assessment, New Church Street, Radcliffe, Carley Daines & Partners, Ref. 15-B-10694, 20th November 2015.
- Report on a Geo-Environmental Investigation, New Church Street, Radcliffe, Greater Manchester, M26 2UD, Carley Daines & Partners, Report No J3410/16/E, April 2016.
- Remediation (Gas) Statement for New Church Street, Radcliffe, RGS, Ref: J3410/16/E, 22nd June 2016.
- Remediation Statement for New Church Street, Radcliffe, RGS, Ref: J3410/16/E, 22nd June 2016.
- Datasheet for Visqueen Hydrocarbon Barrier, 27 September 2016.
- Proposed Cut and Fill Volume Layout, JLES, 31 August 2016.
- Foundation Details including vapour resistant membrane, 14-09/A/22/01, August 2016.
- Land off New Church Street, Radcliffe, (Controlled Waters Investigation and Assessment), Coopers, Ref: 6654EA170105L, 5 January 2017.
- Response to further controlled waters risk assessment, Environment Agency, Ref: SO/2017/116867/01-L01, 28th February 2017.
- Inert Cover Validation Certificates, New Church Street, Radcliffe, Project Number 6654, Plots 1 – 40, 18 October 2017 - 21 March 2018.
- Validation Completion Report, Gas Membrane Installation, New Church Street, Radcliffe, Coopers, Report Reference: 6654val_comp, 11 December 2017.

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:

- (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.

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The site has previously been in use as terraced housing and the southern area of the site has been in use as a cotton mill and a reservoir. The site was later cleared of terraced housing and a Civic Hall was built with landscaping, paths and a play area. Surrounding landuses have included a graveyard, a quarry, Cotton Mill with associated reservoir, Iron Works, railway, unspecified works, Brass Foundry, Health Centre, car parks, and an Electricity Sub Station.

The site is within 250m of a historical landfill site and is situated above the Nob End Rock Sandstone Secondary A Aquifer which is partially overlain by Glacial Till. The River Irwell is situated 60m to the south of the site.

It is understood that the proposed development comprises the demolition of the Civic Hall and the development of forty residential properties.

Verification Report

Inert Cover System

One validation hole was taken per plot.

Plots	Certificate Date	Topsoil	Subsoil	Virgin Stone	Quarried
1-6	11/12/2017	150mm-250mm depth. Greenfield source, Nook Lane, Tyldesley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Depth from below topsoil to 600mm. Quarried source from Gaskell Bros, Warrington. Chemical analysis all passes samples at rate 3 samples <250m ³ .	Tarmac Trading Ltd. No requirement for testing.	
7 - 10	12/7/2017	300mm-650mm depth. Greenfield source, Nook Lane, Tyldesley. Chemical analysis all passed at rate 3 samples <250m ³ .	Below Topsoil to 700mm depth. Quarried source from Gaskell Bros, Warrington. Chemical analysis all passed at rate 3 samples <250m ³ .	Tarmac Trading Ltd. No requirement for testing.	
11-18	18/10/2017	150mm-250mm depth. Greenfield source, Astley Nook. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil to between 500mm and 600mm. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all passed at rate 3 samples <250m ³ .	Below Subsoil to between 600mm - 650mm. Tarmac Trading Ltd. No requirement for testing.	

19-20	21/03/2018	200mm-300mm depth. Greenfield source, Astley Nook. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil – 850mm. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all passed at rate 3 samples <250m ³ .	Below Subsoil to between 600mm - 650mm. Tarmac Trading Ltd. No requirement for testing.
21-22 and 36-37	13/03/2018	200-350mm depth. Greenfield source, Astley Nook. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil – 600mm depth. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all passed at rate 3 samples <250m ³ .	
23-24 and 38-40	28/02/2018	200mm-350mm depth. Greenfield source from Astley Moss Quarry, Astley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil to 600mm. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Subsoil to 650mm. Tarmac Trading Ltd. No requirement for testing.
25-28	24/01/2018	150-400mm depth. Greenfield source from Astley Moss Quarry, Astley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil to 600mm. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Subsoil to 650mm. Tarmac Trading Ltd. No requirement for testing.
29-32	09/01/2018	150mm-250mm depth. Greenfield source from Astley Moss Quarry, Astley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Topsoil – 600mm. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Subsoil to 650mm. Tarmac Trading Ltd. No requirement for testing.

33-35	17/01/2018	200mm-250mm depth. Greenfield source from Astley Moss Quarry, Astley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³	Below topsoil to 600mm depth. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Subsoil to 650mm. Tarmac Trading Ltd. No requirement for testing.
36-37, 21-22 and Public Open Space.		200mm-350mm depth. Greenfield source from Astley Moss Quarry, Astley. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³	Below Topsoil to 600mm depth. Quarried source from Gaskell Bros, Ashton-in-Makerfield. Chemical analysis all samples passed, sampled at rate 3 samples <250m ³ .	Below Subsoil to 650mm. Tarmac Trading Ltd. No requirement for testing

Photographic evidence of trial holes and source certification for imported material has been provided.

The validation of the inert cover system is acceptable to this Section.

Gas Validation

Two types of gas membrane have been installed across the site. A Redbar Amber 1 500 Micron Gas Barrier and a Redbar Amber 2 500 Micron Foil Barrier, in accordance with Triangle Architects Ground floor/Wall detail drawing Ref: 14-009/A/22/01, Rev. D - Ground floor/Wall Detail.

Coopers have inspected the gas membrane installation in 1 in 5 plots and all other plots have been inspected by construction management (Kier). Inspections were carried out at different stages of the development. Cooper witnessed the first stage construction at Plots 7-10, 28-31 and 36-37. All other plots were inspected by Kier.

The second phase of construction was validated by Coopers at plots: 4, 9, 11, 13, 18, 23, 28, 33 and 36. All other plots were inspected by Kier.

All gas membrane installation sheets and photographs have been provided.

The validation of the gas protection measures is acceptable to this Section.

However, the following information is still required for submission:

- Confirmation that a United Utilities Risk Assessment has been carried out and protective potable water supply pipes installed.
- Waste Transfer Documentation for any material taken off site as waste.

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) Confirmation that a United Utilities Risk Assessment has been carried out and protective potable water supply pipes installed.
- (ii) Waste Transfer Documentation for any material taken off site as waste.

This Section cannot recommend discharge of Condition 4 (requirement for validation of the remedial measures) until items (i) and (ii) above have been submitted and approved.

Condition 5 (requirement for a Site Verification Report associated with ground gas remediation) has been met and can be recommended for discharge.

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 'J Scott', written in a cursive style.

Judith Scott
Environmental Protection Officer

Please Note:

The Environmental Services Division 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.