

Date 17 January 2023
Reference CL1031.170123.1
Website www.bury.gov.uk

Department of Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

4 Brookthorpe Road, Bury, BL8 3AD, Planning Application: 69142 – Contaminated Land

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

- Preliminary Risk Assessment, 4 Brookthorpe Road, Bury, BL8 3AD, Worms Eye, Reference: Brookthorpe Road/BL8 3AD/2022, 27 September 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 detached residential dwelling and gardens. Current uses in the surrounding area includes residential and open land. Previous uses at the site have include open land/farmland. Previous uses in the surrounding area have included coal mining (an old shaft and pump house are marked in the historical maps) and potential infilled ponds. The site is not located within 250m of a known landfill site and is not situated in close proximity to any major surface watercourses. The site is underlain by the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

The proposal is for the demolition of the existing dwelling and development of a dwelling including detached garage/annex.

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 walkover was carried out on 26 September 2022 and the site was found to be occupied by a house with gardens and a tarmac drive. No visible signs of contamination were found.

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A limited intrusive investigation is recommended by the consultant to confirm if made ground is present and test for contamination. It is recommended that the proposal for the site investigation is submitted to this Section for approval.

Please note: 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.

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 site investigation and risk assessment proposal.
- (ii) A site investigation report and detailed remediation strategy.
- (ii) 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 where appropriate:
 - Laboratory and *in-situ* test results.
 - Monitoring results for groundwater and gases.
 - Summary data plots and tables relating to clean-up criteria.
 - Plans showing treatment areas and details of any differences from the original remediation strategy.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above information will be required by Planning conditions if Planning Permission is granted.

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 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.