

Geoff Little OBE
Chief Executive



Our Ref CL855.100122.1
Your Ref 67859
Date 10 January 2022
Please ask for Rebecca Jones
Direct Line 0161 253 6392
Direct Fax 0161 253 5562
E-mail rebecca.jones@bury.gov.uk

Donna Ball
Executive Director, Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Unsworth Academy, Parr Lane, Bury, BL9 8LP, Planning Application: 67859 – Contaminated Land

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

- Factual Report on Geo-Environmental Phase 2 Site Investigation for Castlebrook High School, Arcadis, Reference: 3452911004 v2, May 2017.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the contaminated land information and assessment.
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 located within the Unsworth Academy site, which was redeveloped in 2017, and is currently occupied by associated car parking, landscaped areas and playing fields. Surrounding land uses include residential, retail premises, open space, a cricket ground and the M60 motorway. Previous uses at the site and in the surrounding area have included the former school buildings, infilled pond and possible commercial yard and garages, and smithies and graveyards. The site is not located within 250m of a known landfill and is not located in close proximity to any major surface watercourses. The site lies upon relatively thin deposits of made ground over glacial till over the Middle Coal Measures Secondary A Aquifer.

It is understood that the proposed development comprises the construction of a modular building to form 6 no. classrooms and associated landscape works including relocated car parking, playground and athletics facilities.

1. The adequacy of the contaminated land information and assessment

A copy of a factual site investigation report (Arcadis, Reference: 3452911004 v2, May 2017) has been submitted. This investigation was undertaken as part of the redevelopment of the school in 2017, which included the demolition of the existing school and construction of a new school building (application: 61515). The factual report does not include any interpretation of the site investigation data or any

Privacy Policy

Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.

Electronic or fax service of Legal documents is not accepted

Town Hall, Knowsley Street, Bury, BL9 0SW
www.bury.gov.uk

assessment on the risks to human health or the environment.

However, the following additional reports were submitted for the redevelopment of the school site in 2017 (61515):

- Geo-Environmental Phase I Site Assessment Report for Castlebrook High School, Bury, Arcadis, Reference: 3452911004 v2, May 2017.
- Interpretative Site Assessment Report for Castlebrook High School, Arcadis, Reference: 3452911004 v2, May 2017.
- Supplementary Ground Investigation and Geo-Environmental Assessment for Castlebrook High School, Bury, Cundall, Reference: 1014541.RPT.GL.001, 21 June 2017.
- Land Quality Control Measures Strategy for Castlebrook High School, Bury, Cundall, Reference: 1014541.RPT.GL.002, 22 June 2017.
- Letter from Avison Young regarding discharge of Conditions 4 and 5 of planning permission 61515, Reference: 05B703025, dated 9 July 2019.
- Asbestos Demolition Survey, Acorn Analytical Services Limited, 10 December 2019.
- Certificates of Reoccupation relating to asbestos removal at former Castlebrook High School, dated September 2019 to January 2020.

The previous investigations found ground conditions at the site comprised 'topsoil', tarmac, concrete or paving slabs underlain by granular and cohesive made ground to between 0.4 and 1.2m bgl (locally >1.7m bgl in the vicinity of the Haweswater Aqueduct). The natural strata varied across the site and comprised interbedded clays, silts and sands (glacial deposits) to in excess of 10.45m bgl. Bed rock was not encountered. BH03 and WS11 are located within the new application boundary.

Chemical testing of soil samples identified elevated concentrations of TPH aromatic EC21-EC35 in the made ground in WS04 at 0.1-0.3m (1950mg/kg compared to a GAC of 1720mg/kg). However, further assessment concluded that this exceedance was likely due to tarmac fragments within the made ground. Loose fibres of amosite and crocidolite asbestos were also found in WS04. Further testing for asbestos in the vicinity of WS04 did not identify any evidence of asbestos. Therefore, the contamination was considered to be limited to this area, which is outside the current development.

Initial groundwater sampling identified elevated concentrations of PAHs and total TPH when compared to the available GACs. However, further sampling employing low flow techniques identified no elevated contaminants and no evidence of free phase hydrocarbons was found. Therefore, the risk to controlled waters were considered low.

Gas monitoring identified elevated concentrations of methane and carbon dioxide above the threshold concentrations of 1%v/v and 5%v/v. However, further monitoring including a bulk gas sample from WS07, where the highest levels were found, found significantly lower concentrations, and concluded that the results from WS07 were anomalous. The gas regime at the site was considered to be representative of CIRIA Characteristic Situation 1 and therefore no special protection measures were required in the new school.

Based on the previous investigations undertaken at the development, the potential risks to human health and the environment from the proposed classroom development are considered low. However, the following actions are recommended:

- A watching brief to be undertaken to identify any previously unforeseen contamination.
- Chemical testing of any imported soil material to be used in soft landscaped areas to ensure that it is clean and suitable for use.
- Any excess soil material to be disposed of at a suitably licensed waste disposal facility.

Validation information to demonstrate that the above actions have been undertaken should be provided on completion of the development.

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 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) Findings of the watching brief to confirm 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.
- (ii) Details of any imported topsoil / subsoil imported to site including details of the source site for the topsoil, any chemical testing carried out and assessment criteria used to show that the material is suitable for use.
- (iii) Details of any material excavated and removed from site including copies of waste management records.

The above information will be required by planning conditions, if permission is granted.

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.