



DEPARTMENT OF OPERATIONS

Dean Clapworthy
Bury Council Planning Department

Date 15th August 2024
Reference CL1087.150824.1

Dear Dean,

99 Bury New Road, Ramsbottom, Bury, BL0 0BZ, Planning Application: 70135 – Contaminated Land

I write regarding the discharge of condition 3 of the above planning application. The Environment Section has received a copy of the following report:

- Phase 1 Preliminary Risk Assessment, LK Consult, LKC 23 1588-A1-PRA-99 Bury New Road, Ramsbottom R0, 13/02/2024

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.](#)

Condition Status Summary

- **Condition 3** – A desk study was submitted with the application and was found to be sufficient etc. See point [2](#) for our recommendations for further works.
- **Condition 4** – Will be considered further upon the conclusion of the requirements for condition 3.

The site is currently part of the garden of a semi-detached dwelling. Current uses in the surrounding area include residential, open land, the M66 motorway and Fletcher Bank Quarry. Previous uses at the site have included open land, and the current associated property which was built by 1937. Previous land uses in the surrounding area have included quarrying, a works and areas of waste disposal/infilling. The site is located within 250m of three landfill sites but is not in close proximity to any major surface watercourse. The site is situated on Glacial Till Deposits over the Upper Haslingden Flags Formation Secondary Aquifer. The site is not within a Radon Affected Area.



It is understood that the approved development comprises the erection of 1 no. dwelling in the side garden of 99 Bury New Road with associated parking.

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 consultant carried out a site reconnaissance on the 8th of February 2024, noting litter and garden waste to be present on the site, but no visual or olfactory evidence of significant contamination identified. Three hand dug pits were carried out and encountered a shallow granular made ground to a maximum depth of 0.4m bgl which included rare brick and glass fragments. This was underlain by clay.

The preliminary risk assessment has concluded that there is a moderate/low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken to comprise soil sampling, gas monitoring and groundwater testing. Given the history of the site, topography and distance from the landfill site the assessed level of risk appears disproportionately high for the situation. As such it is recommended that a proportionate investigation be carried out in conjunction with the proposed geotechnical investigation. It is advisable that a site investigation proposal is submitted to this section for consideration ahead of undertaking the works.

2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment

The submitted report has concluded a moderate to low risk. As such, 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 proportionate site investigation proposal given the site's history and topography.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan should the findings of (ii) warrant it.
- (iv) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.

- (v) After completion of site works (iii) if necessary, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Given the above, condition 3 is part satisfied (preliminary risk assessment) with the remainder extant (items (i) - (iii)). Condition 4 is only relevant if a site investigation (ii) identifies remedial actions.

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 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 ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.

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 'Sally Shaw', written in a cursive style.

Sally Shaw
Environmental Protection Officer

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