



**DEPARTMENT OF
OPERATIONS**

Helen Pressley
Bury Council Planning Department

Date 26 March 2024
Reference CL1077.250324.1

Dear Helen,

Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG, Planning Application: 70036 – Contaminated Land

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

- Preliminary Risk Assessment (Desk Study Whalley Road, Ramsbottom, Bury, BL0 0DG, Worms Eye, Reference: Whalley Road / BL0 0DG / 2023, 10 November 2023.

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 a vacant piece of land currently in use as a residential garden but had previously been a Post Office. Current uses within the surrounding area comprise residential properties. Historically the site was formerly occupied by a small post office which was built c1910 and demolished c2003. There are two landfill sites within 250 metres of the site. Cross Bank Brook flows southwest in a culvert, 137m north of the site. The underlying solid rocks are Fletcher Bank Grit sandstone, which are overlain by glacial till. The site is located within a Class 1 Radon Affected Area where less than 1% of homes are likely to be above the action limit.

It is understood that the proposal is for 1 no. dwelling with a hard surfaced garden.

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 7th November 2023. It was noted that the site comprised a generally level grass surfaced garden with no obvious signs of contamination.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

The consultant has concluded that it is unlikely that contamination is present, however, a limited intrusive investigation has been recommended. Given the proximity of landfill sites a gas assessment is recommended by the report.

Having considered the submitted information it is noted that the report concludes a low likelihood that contamination maybe present and a low gas risk. As such, a watching brief during development maybe more prudent. This can be considered under condition 7.

Prior to occupation validation information will be required to be submitted to demonstrate that the following actions have been undertaken during the development:

- Watching brief to identify and deal with any previous unforeseen contamination at the site. A report detailing this should be submitted.
- Consultation with the local water company (United Utilities) to confirm that barrier pipe is not required.
- Excess soil material has been disposed of at a suitable waste disposal facility.

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 information needs to be submitted to the Council for approval.

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:
 - Confirmation 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.
 - Details of any soil material excavated and removed from site including copies of waste management records.



- Confirmation that United Utilities did not require the use of barrier pipe at the site.
- Confirmation that remediation objectives have been met.

This Section of satisfied that the requirements of Condition 6 have been met and that this condition can now be recommended for discharge.

Condition 7 requires the submission and approval of a verification report.

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

Sally Shaw
Environmental Protection Officer

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