

Date 6 June 2023
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Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

137 The Rock, Bury, BL9 0ND. Planning Application: 69572 – Contaminated Land

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

- Preliminary Risk Assessment, 137 The Rock, Groundtech, Reference: GRO-23038-4205, 03 March 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 has historically been in use as a public house, a pump, a yard, surrounded by sawmills, a timber yard, cotton mills, and residential. Currently the site consists of a three-story building and a disused concrete surfaced yard, the yard is overgrown, contains rubbish, wooden pallets and gas cannisters. The site is surrounded by commercial premises and car parking areas.

The site is within 250m of a registered landfill site and is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

The proposal is for the part demolition, conversion and extension of existing building to provide 10 no. supported living units; and the construction of a detached building to the rear containing a further 3 no. supported living units.

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 consultant has concluded that potential contaminants may be present in the form of made ground and the existing buildings could be a source of asbestos. Surrounding sources of contamination include industrial works and the landfill (landfill gas).

A Phase 2 investigation has been recommended and is to include the following:

- 3 boreholes to depth of 10mbgl.
- Rotary drilling to identify shallow coal mining.
- Shallow gas monitoring installations and ground gas monitoring.
- Chemical testing to included metals, PAH and asbestos.

The site investigation proposal is acceptable to this Section.

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) Site Investigation and Risk Assessment Report.
- (ii) Remediation Strategy.
- (iii) 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 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



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.

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