



**DEPARTMENT OF
OPERATIONS**

Helen Leach
Bury Council Development Control

Date 26 March 2024
Reference CL946.260324.1

Dear Helen,

Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works, Planning Application: 70222 – Contaminated Land

I write further to our initial comments of the [8th January 2024](#) regarding the above planning application. The Environment Section has considered the following submitted reports:

- Desk Study and Ground Investigation Report, Mondri Site, Ramsbottom, Betts Geological Consulting Engineers, Reference: 19ECH016/DSGI, June 2023.v3.
- Remediation Strategy, Mondri Site, Ramsbottom, Betts Geological Consulting Engineers, Reference: 19ECH016/RS, June 2023.
- Invasive Species Method Statement, Former Mondri Site (Site 1), Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS, Ascerta, Reference: P.1202.19, October 2023.

It should be noted that the first report listed above (reference 19ECH016/DSGI) is marked draft. It is recommended that a final version of the report be submitted prior to a decision on the application being made.

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. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.
6. If pre-commencement or pre-occupation planning conditions are required.



The site is currently vacant apart from the chimney and some small buildings. Current uses within the surrounding area include commercial and retail premises, residential, a heritage railway, cricket club and a football pitch. Previous uses at the site have included a paper mill with associated goit, filter beds and reservoirs and a railway line. Surrounding historical uses have included cotton mills, print works, engineering works, bleach works, a railway station and filled ground. A former registered landfill site is located within the boundary of the site. The site is situated adjacent to the River Irwell and there are two groundwater abstraction licenses on site. The site is situated above the Millstone Grit Mudstone and Sandstone Secondary A Aquifer which is overlain by Alluvium. The site is not located within a Radon Affected Area. The site has previously held an IPPC Authorised Process Permit for the operation of Mondi Paper Mill.

It is understood that the proposed development comprises the construction of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works. This is a revised development proposal to the previously considered applications 65217 and 65844.

1. The adequacy of the desk study information available for this site

Desk study information was previously assessed under applications 65217 and 65844 and found to be **adequate** (see attached). However, it should be noted that the revised report did not include an updated reference to the existing on-site buildings now being proposed for demolition.

It is also noted that the revised report, still recommends that a closure report should be obtained from the Environment Agency with regards the permitted activity carried out by Mondi until the closure of the works. Given the time since the previously submitted version of the report is surprising that this has not been undertaken.

2. The adequacy of the site investigation

The majority of the site investigation works to date have been reported previously and assessed under the previous applications. However, the current version of the Desk Study and Site Investigation report details additional investigation works subsequently undertaken. This was a small-scale investigation carried out in May 2022 to “determine the materials that were below the concrete slabs and how thick the concrete slabs are”. The works comprised 9 trial pits to 4.0mbgl and one trial trench to 1.4mbgl. Two soil samples were sent for analysis. The results of the analysis were not reported on, or the lab sheets provided with the report. It would appear that the appendices for the previously submitted version of the report have been submitted, but not the appendices for the current version.

In our previous review of the site investigation works, we noted that the landfill area had not been targeted for gas or vapour monitoring and stated that monitoring and assessment of this area will be required. No further works have been undertaken in this area.

As noted above, the current version of the Desk Study and Site Investigation report was not revised to reflect the change to the development proposals with the on-site buildings now being proposed for demolition. As such there has been no consideration of the need for post demolition site investigations in these areas. It would be prudent to agree a scheme of works for these to be undertaken post demolition and during the enabling works, if applicable.

3. The adequacy of the final risk assessment

This was considered in our previous assessment and the following was noted:

- The Environment Agency is the regulator of controlled waters and as such need to be consulted and forwarded copies of all the relevant information for this site. This Section will require confirmation that the Environment Agency has approved the risk assessment and recommendations.
- It does not appear that any gas monitoring has been carried out in the area of the landfill. This will need to be carried out before any development is approved at this site. Former landfills can be significant sources of ground gasses and chemical vapours depending on the fill materials.

These aspects remain outstanding. Furthermore, the ground gas risk assessment did not take into account the layout of the development or detailed assessment of the potential source. The classification of the site as Amber1/CS 2 was based on a borehole located the furthest north on the site, no development is proposed in the near proximity and the response zone was not targeted and was predominantly alluvium with a shallow strata of made ground. Given the comments already raised regarding the ground gas assessment, further consideration is warranted.

4. The acceptability of the proposed remediation strategy

The submitted report list the following remedial actions for the development:

- *Treatment of invasive species*
- *General site clearance of surface materials and vegetation.*
- *Protection of controlled waters*
- *Installation of ground gas protection measures.*
- *Break-up of areas of hard standing.*
- *Crushing of all suitable uncontaminated artificial hard material (i.e. concrete / brick etc) for re-use on site / disposal.*
- *Backfill of all resultant excavations, with demonstrably clean materials to engineered specification.*
- *Excavation and process of fill material in the south west corner with textiles / organics and plastics disposed of off-site – remaining granular processed and reused on site. Stabilization of the material is anticipated – methodology and targets to be provided by remediation contractor for regulatory approval.*
- *Re-grade of site to specified levels.*

- *Provision of a required capping layers of 'clean' soils with geotextile membrane in garden areas. This cover layer should comply with NHBC guidance.*

Given the comments above requiring further site investigation and assessment it is too early to consider the appropriateness of the recommended remedial works. However, it should be noted that the excavation and processing of the landfill material will need Environment Agency approval. Recent updates and guidance from Defra and the Environment Agency confirm that deposited material remains a waste until it has been sufficiently recovered in accordance with the Waste Framework Directive, Article 6(1). Works affecting historic landfills need to satisfy the Environment Agency that they have been undertaken as a recovery activity and that the material is no longer waste. Guidance on this matter has been issued: [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits). If required, an agreed Waste Recovery Plan should form part of the Remedial Strategy and the appropriate permits secured from the Environment Agency. Furthermore, [DoWCoP](#) is not applicable to material that has been discarded and are regulated as a waste.

In addition, any proposed earthworks at the site should be carefully managed to avoid the spread of invasive species recorded at the site.

5. 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) Further investigation as recommended above with regards the landfill area and a post demolition investigation. Reporting of these works should be submitted once completed.
- (ii) A detailed remediation strategy, including a waste recovery plan, if applicable, and materials management plan.
- (iii) Confirmation that the Environment Agency are satisfied with the risks to controlled waters and the management of regulated waste on site.
- (iv) After completion of agreed 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 for the site.

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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