

Date 16 March 2023
Reference CL1036.16323.1
Website www.bury.gov.uk

Department of Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

Spurr House, Pole Lane, Bury, BL9 8QL. Planning Application: 69361 – Contaminated Land

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

- Phase 1 Geo-Environmental Assessment Report, Spurr House, Bury, Brownfield Solutions Ltd, Reference: CM/C5102/11348, August 2022.

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 previously been in use as open fields until 1981 when Spurr House care home was developed. Surrounding historical uses have included ponds, a motor body works, and smithies. Currently the site is in use as a care home and is surrounded by open fields with ponds, Unsworth Academy and residential properties.

The site is situated above the Middle Coal Measures Secondary A Aquifer which is overlain by Glacial Till and is not within 250m of a registered landfill site.

The proposal is for the refurbishment and renovation of the existing structure for change of use from care home into a school with areas of external areas of soft landscaping, car parking and multi-use games areas.

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 11 August 2022 and the site was found to be occupied by a single storey building which was previously a care home with a hardstanding car park

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and soft landscaping areas.

A potential Moderate/Low risk to Human Health has been identified from potential made ground (ground gas) on the site and off-site infilled ponds (ground gas). Other potential sources have been identified as Low risk but requires confirmation by an intrusive investigation.

An Asbestos Refurbishment Survey has also been recommended.

Please note: 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 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) A site investigation and risk assessment proposal.
- (ii) A site investigation report and detailed remediation strategy.
- (iii) An Asbestos Refurbishment Survey.
- (ii) 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 information 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

A handwritten signature in black ink, appearing to read 'J Scott', written in a cursive style.

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.