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Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Hollymount Farm, Hollymount Lane, Tottington, BL8 4HP. Planning Application: 68505 – Contaminated Land

The Environment Section has received a copy of the following report:

- Phase 1 Preliminary Risk Assessment, Hollymount Farm, Hollymount Lane, Tottington, BL8 4HP, LK Consult, Reference: LKC 22 1142, April 2022.
 - Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, Hollymount Farm, Bury, LK Consult, Reference: LKC 22 1142-B1-GI
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

The site is currently occupied by Hollymount Farm. Adjacent land use includes open land and residential. Previous land uses on and adjacent to the site have included a farm known as Lower Buckley Fold and later Hollymount Farm, the configuration of the buildings on the site has altered over the years. The site does not lie within 250 metres of any known landfill sites but is located approximately 100m to the north of a tributary of the Kirklees Brook. The site lies above glacial till deposits over the Lower Coal Measures Secondary A aquifer.

It is understood that the proposed development comprises demolition works and redevelopment for 5 no. new dwellings (4 new build, 1 barn conversion) with garages and two storey extension at side of existing farmhouse; associated landscaping; access works.

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 reconnaissance visit was carried out on 8 March 2022. The site was found to be in use as residential and storage of materials and farm machinery with some storage cabins. Possible asbestos cement sheeting was noted on some buildings. A former milk storage facility was also present in the north of the site. Spillages were observed inside the building and outside the building, of an unknown substance, draining into the adjacent drain.

The risk assessment has concluded that there are potential sources of contamination present therefore intrusive investigation is required. It has also been advised that a Pre-Demolition and Major Refurbishment Asbestos Survey is undertaken prior to demolition by a professional contractor.

2. The adequacy of the site investigation

The following investigation was carried out on 14th and 15th February 2023:

Technique	No.	Comments
Window sample Boreholes	5	WS101 – WS105 to a max depth of 5.45mbgl. WS101, WS103, WS104 and WS105 had gas and groundwater monitoring standpipes installed.
Trial pits	7	TP101 – TP107 to 3.10mbgl.
Soil sampling	15	10 no. samples tested for metals, speciated PAHs, pH, sulphate, asbestos and SOM. 1no. sample tested for metals, speciated PAHs, cyanide, pH, sulphate, asbestos, phenol, TPHCWG, BTEX, MTBE, VOCs, SVOCs and SOM. 1no. sample tested for metals, speciated PAHs, cyanide, pH, sulphate, asbestos, phenol, TPHCWG, BTEX, MTBE and SOM. 1no. sample tested for TPHCWG, BTEX, MTBE and SOM. 3no. samples tested for pesticides.
Groundwater sampling	3	Tested for metals, speciated PAHs, cyanide, pH, sulphate, hardness, phenol, TPHCWG, BTEX and MTBE.

Site Ground Conditions: Made Ground (including ash) was found between 0.50m and 2.70mbgl. A slight hydrocarbon odour noted in WS103 at 1.50 – 2.50mbgl. Natural strata comprised of predominantly cohesive superficial deposits of clay with horizons of silt and gravel to the depths investigated.

The PID recorded a maximum of 0.3ppm TVOC in the samples.

Site Water Conditions: Perched groundwater pockets were encountered between 1.00m and 3.50mbgl. Depth to groundwater recorded dry or between 1.50m and 3.50m across the site.

Site Ground Gas Conditions: Gas monitoring was not carried out.

The site investigation appears to be acceptable.

3. The adequacy of the final risk assessment

Ground Assessment: The soil analysis results have been compared to the CLEA Category 4 Screening Levels (C4SLs), LQM/CIEH S4UIs, ATRISK Soil Screening Values (SSVs) and CL:AIRE Generic Assessment Criteria (GACs). The residential houses with gardens assessment scenario has been used.

Elevated lead was found in three locations at WS103 (378mg/kg), TP103 (413mg/kg) and TP106 (429mg/kg) compared to assessment criteria of 200mg/kg. Asbestos fibres were found in WS101 in the form of Amosite (<0.001).

Given the size of the site (5,500m²) and the number of samples containing asbestos (1 out of 12 samples), this asbestos is expected to be relatively limited / localised to the southeast of site and is likely to be associated with a small area of demolition rubble.

Olfactory evidence of hydrocarbon contamination identified during the investigation and this has been attributed to a small localised spillage and no other hydrocarbons were found above the limits.

LK recommend that remediation of the garden and soft landscaped areas is carried out.

Controlled Waters Assessment: No elevated levels above detection limits were identified in any water sample. LKC considers the probability of contaminants on site affecting the unnamed stream 85m southwest of site, the Secondary A Aquifer and the Secondary Undifferentiated Aquifer as unlikely and no remediation is required

Ground Gas Assessment: Gas monitoring was not carried out and no organic or putrescible material was encountered. Made ground ranged between 0.5 and 2.7mbgl and comprised inert waste and demolition rubble, and therefore, it is considered that there is a small risk of ground gas generation. As a precaution CS2 gas protection measures are recommended.

The final risk assessment appears to be acceptable.

4. The acceptability of the proposed remediation strategy

The following measures are proposed so that the contamination identified on site no longer presents a risk:

- Environmental cover system in garden / soft landscaping areas as follows:
 - Private Back Gardens: 600mm thick environmental cover system comprising: Either 100mm physical break layer (MOT type 1 material, 20-30mm, minimal fines) and at least 500mm comprising clean inert fill and sufficient topsoil for a growing medium. Or geotextile membrane and at least 600mm comprising clean inert fill and sufficient topsoil for a growing medium.
 - Private Front Garden / Shared Landscaping: 450mm thick environmental cover system comprising: Either 100mm physical break layer (MOT type 1 material, 20-30mm, minimal fines) and at least 350mm comprising clean inert fill and sufficient topsoil for a growing medium. Or geotextile membrane and at least 450mm comprising clean inert fill and sufficient topsoil for a growing medium.
 - Depth of cover system to be measures and validation.
 - Photographic evidence to be provided.
- Chemical validation of any imported soils.
- In lieu of no gas monitoring precautionary gas protection measures in line with CS2 / Amber 1 recommended. Foundation drawings to be supplied and validation of the gas protection measures in line with CIRIA 735.
- The relevant contractors should be briefed that during development works at the site should any unusual ground conditions and / or visual or olfactory evidence of contamination (including asbestos containing material) be encountered at the site, LKC and the Local Authority should be informed, and further assessment of the material may be required. LKC recommend that a consultant be present during the removal of any slabs (post demolition). This is recommended to confirm ground conditions below the current buildings
- If the CL:aire Definition of Waste Protocol is to be used, a copy of the Materials Management Plan will be required.
- If any material is taken off, site waste transfer documentation will be required for submission.
- A pre-demolition asbestos survey.
- Precautions taken during site clearance, earthworks and construction due to presence of asbestos.
- Site Completion Report to demonstrate that the remedial works have been sufficiently carried out.

The proposed outline remediation strategy is acceptable to this Section.

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.

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) Specification of the gas membrane and proposed foundation details.
- (ii) Pre-demolition asbestos survey.
- (iii) A Material Management Plan if the CL:AIRE Definition of Waste is to be used.
- (iv) 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.

This Section can recommend discharge of condition 3. Condition 4 will require the above items (i) – (iii) to be submitted and approved by this Section.

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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