

Date 1 November 2022
Reference CL1026.011122.1
Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Development Control

Dear Dean

Land between 2 Ferngrove House, Rochdale Old Road & Woodgate Hill Road, Bury, BL9 7LS, Planning Application: 68884 – Contaminated Land

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

- Phase 1: Preliminary Risk Assessment for Land Between Ferngrove and Woodgate Hill Road, Bury, BL9 7LS, LK Consult, Reference: CL-602-LKC 20 2015-01 R0, March 2021.

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 occupied by unmaintained grassland with mature trees. Current uses in the surrounding area include residential, retail premises, public open space and the M66 motorway. Previous uses at the site have included a greenhouse and gardens associated with Fern Grove House and three terraced properties. Previous uses in the surrounding area have included Fern Grove House, Fern Grove Woollen Mill (later a weaving mill and cotton mill) with associated reservoirs, three terraced properties immediately to the north and allotment gardens. The site is not situated within 250m of any registered landfill sites. A stream runs through the site which is culverted to the north and south. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. The site is situated within the AQMA.

It is understood that the proposed development comprises the construction of 5 no. dwellings.

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

A site reconnaissance visit was carried out 5 February 2021, which included the excavation of two hand dug pits. The site comprised mainly of unmaintained grassland with mature trees. Ground conditions comprised of cohesive made ground containing brick and ash to between 0.5 and 0.7m bgl. No visual or olfactory evidence of hydrocarbon contamination was identified.

The report concluded that there was a potential risk to future site users and the environment from potential contamination associated with the made ground at the site. Consequently, a site investigation was proposed to include soil sampling, and groundwater/surface water testing. If putrescible material or a significant depth of made ground is encountered during the investigation, gas monitoring should be considered. A copy of a site investigation proposal is required.

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 proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and materials management plan.
- (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.

The above information will be required by planning conditions, if permission is granted.

Please note that 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 do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



Rebecca Jones
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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