



Date 15 March 2022
Reference CL220.150322.1
Website www.bury.gov.uk

Department for Operations

Tom Beirne
Bury Council Planning Department

Dear Tom

The Nurseries, Leigh Lane, Bury. Planning Application: 68086 – Contaminated Land

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

- Phase 1 Geo-Environmental Investigation, Leigh Lane, Bury, IGE Consulting, 14 February 2022.

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 occupied by a property known as The Nurseries. Surrounding land uses include residential, a plant nursery, Elton High playing fields and reservoirs. Previous land uses at the site have included open ground/agricultural land and a nursery. The site is not located within 250 metres of a known landfill site. The site is located approximately 130 metres to the north of Elton Brook and two reservoirs. The site is underlain by glacial till over the Lower Coal Measures Secondary aquifer.

The proposal is for demolition of the existing dwelling and outbuildings and construction of a replacement dwelling.

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 9 February 2022 and found a dilapidated house and bungalow with various outbuildings associated with former plant nursery. The rest of the site was predominantly woodland and overgrown vegetation. A pond was noted in the central eastern section.

A possible above ground tank base was observed in the western site section. An old, small, cast iron pump was noted on the north western bank of the pond and appeared to not have been used in some time. Numerous piles of suspected ACM (asbestos sheet roofing) were noted across the site, generally close to old derelict buildings, presumably the old sheet roofing of said buildings. Evidence of fires was noted on and in some of the buildings, as well as a suspected small campfire.

Due to the potential for contamination at the site an intrusive investigation has been proposed to include sampling boreholes, trial pits and rotary open hole boreholes. Testing is to target sampling of the made ground, ground gas and groundwater. Works should also be carried out to determine the risks associated with shallow coal seams and workings.

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) Detailed 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 information is required for submission and will be requested 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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