



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Development Control

Date 16 December 2024

Reference CL1072.160124.1

Dear

Tetrosyl, Bridge Hall Lane, Bury, BL9 7NY, Planning Application: 70251 – 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, Tetrosyl, Bury, Reference: LKC 23 1650-A1-PRA-Tetrosyl Bury R0 Final, 9 January 2024.

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 a works occupied by Tetrosyl, a car care products manufacturer. Current uses in the surrounding area include commercial and industrial premises, and residential. Previous uses at the site have included Bridge Hall Mills Paper Mill. Previous uses within the surrounding area include railway sidings, reservoirs, filter beds, gravel pits, and landfilling activity. The site is located within 250m of a registered landfill site and is in close proximity to the River Roch. The site is situated over the Lower Coal Measures Secondary A Aquifer overlain by glacial till. The site is not located within a Radon Affected Area.

The proposal is for 2 no. sprinkler tanks, a small pump room and kiosk.

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 on 11 December 2023 as part of the preliminary risk assessment. The site is located towards the northeast of the Tetrosyl compound and was found to comprise predominantly vegetated ground with a road and associated kerbs and pavements running north-south through the area. Evidence of made ground and demolition rubble is present, as well as number of manholes. A monitoring well from a previous site investigation is present on site. The surrounding area comprises a storage yard to the north, a slope down to the River Roch to the east, a storage warehouse to the south, and an access road, further landscaping and an electrical substation to the west.

A previous investigation carried out at the site by Dunelm Geotechnical and Environmental in April 2023 identified the presence of made ground to 4.3m bgl, over clay deposits, over mudstone bedrock.

The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and vapour/ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken to comprise soil sampling, gas monitoring and groundwater testing. Please submit a site investigation proposal.

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 validation plan.
- (iv) A materials management plan, if the CL:aire Definition of Waste Code of Practice is to be used.
- (v) 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.

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

Rebecca Jones
Environmental Protection Officer

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