

Geoff Little OBE
Chief Executive



Our Ref CL998.101121.1
Your Ref 67658
Date 10 November 2021
Please ask for Judith Scott
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Donna Ball
Executive Director, Operations

Helen Leach
Bury Council Planning Department

Dear Helen

Land to West of Radcliffe Moor Road/Bury New Road, Radcliffe, Planning Application: 67658 – Contaminated Land

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

- Desk Study Report, Land at Radcliffe Moor Road, Bury, Betts Geo, Reference: 20WCH011/DS, October 2020.

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 historically been in use as open fields with a "Pumping Pit" on the eastern boundary of the site and an area of disturbed ground in the centre of the site. A Bleaching Mill, a Print Works and reservoirs were situated to the south and a Cotton Mill to the north west. Surrounding historical landuses have also included coal mining shafts.

The site is currently open land with a large reservoir adjacent to the south west boundary and some unidentified buildings in and to the north west of the site. The site is not within 250m of a registered landfill site and is situated above the Cannel Rock Sandstone and Lower Coal Measures Secondary A Aquifer. The Blackshaw Brook runs approximately 150m to the west of the site.

The proposal is for the change of use to sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

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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.

According to the Coal Authority Report a coal mine shaft was located on the site and a further four in the surrounding area.

A number of potential sources of contamination and pathways have been identified therefore an intrusive investigation has been recommended to confirm ground conditions to include:

- Rotary borehole coal investigation (subject to CA licence) to identify shallow workings and potential shafts.
- Six window sample boreholes to 3.0mbgl all with gas monitoring installations targeting made ground near off-site shafts and achieving site spread.
- Six ground gas/water monitoring visits over 3 months at varying barometric pressures.
- One day of mechanically excavated trial pits for assessment of shallow soils both for geotechnical suitability and chemical assessment. Trial pits targeted to areas where buildings are proposed.
- Fifteen soil samples taken for chemical assessment - depending on ground conditions encountered this should include testing (topsoil, made ground and natural) to benchmark contamination levels across the site. Proposed testing will include but not be limited to the following; heavy metals suite (comprising As, Cd (low level), Cr Vi, Pb, Hg, Se, Ni, Cu, Zn), Organic Matter, Sulphate, pH, speciated polycyclic aromatic hydrocarbons and TPH CWG. Asbestos testing within topsoil and Made Ground (if present) with quantification for positive samples.
- Three samples taken for geotechnical analysis if clay strata is encountered (anticipated) in areas of proposed buildings for tree heave protection and concrete design classification.

This proposal is acceptable to this Section.

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 report.
- (ii) A detailed remediation strategy and validation plan.
- (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 above information 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

A handwritten signature in black ink, appearing to read 'J Scott', with a stylized flourish at the end.

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.