

Date 5 May 2023
Reference CL1042.050523.1
Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

Land at Billberry Close & Albert Road, Whitefield, M45 8BL, Planning Application: 69535 – Contaminated Land

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

- Phase 1 Environmental Assessment Report, Billberry Close, Whitefield, Manchester, M45 8BL, Envirosolution LTD, Reference: CL101, Report Version 2, 23 February 2023.

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 agricultural fields until 1956 when the site was part of a school development. By 1999 the school was demolished with a footpath running across the site. Surrounding historical uses have included a Cotton Mill, fields and residential. Currently the site is an open plot of green space covered in grass with a footpath running through it. The site is bounded by residential properties north, south and east, and by an agricultural field to the west of the site.

The site is not within 250m of a registered landfill site and is situated above the Manchester Marls Secondary B Aquifer which is overlain by Glacial Till. The site is not located within a Radon Affected Area.

The proposal is to develop 7 bungalows.

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 site walkover photographs have been presented.

The consultant has concluded that potential contaminants may be present in the form of made ground and therefore a Phase 2 investigation is required. The scope of works for the investigation will need to be submitted and approved by the local authority prior to the commencement of the Phase 2 intrusive works.

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 proposal.
- (ii) Site Investigation Report and Remediation Strategy.
- (ii) 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 will be required 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', written in a cursive style.

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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