

Date 12 April 2022
Reference CL1006.120422.1
Website www.bury.gov.uk

Department for Operations

Steven Gunn-Russell
Bury Council Planning Department

Dear Steven

43 Hilton Lane, Prestwich, M25 9SA. Planning Application: 67482 – Contaminated Land

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

- Phase 1 GeoEnvironmental Desk Study, 43 Hilton Lane, Prestwich, M25 9SA, Earth Environmental & Geotechnical, Reference: A4736/22, April 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 has historically been in use as open fields and was developed as the existing house by the 1950s. The site has previously been surrounded by fields followed by residential properties and currently has a golf course to the south.

The site is not within 250m of a registered landfill and is situated above the Sherwood Sandstone Group Primary Aquifer which is overlain by Glaciofluvial Deposits of Sand and Gravel. The site is situated in a Radon Class 2 Area.

The proposal is to demolish the existing house and develop a new house and garden.

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 6 April 2022. The site is completely covered by concrete hardstanding, pathed concrete slabs and grassed areas. There were no obvious signs of contamination, however made ground and small piles of waste material were present on the site walkover.

No recommendations for further investigation have been proposed. However due to the presence of made ground and waste material on site, further investigation is required.

Please note: 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.

2. Whether the information submitted is sufficient to determine that 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 and Remediation Report.
- (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:
 - Details of ground conditions and of any unforeseen contamination.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above information 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



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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