

Date 11 May 2023
Reference CL968.110523.1
Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD, Planning Application: 69571 – Contaminated Land

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

- Phase I Geoenvironmental Desk Study Meadowcroft Farm, Bury, Earth Environmental and Geotechnical, Reference: A3670-20, 26 August 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 is currently occupied by a disused agricultural building. Current uses in the surrounding area include open land and a former farm. The current building has occupied the site from prior to 1893, however, photographs suggest that a partial rebuilding has taken place more recently as part of the building is constructed with breezeblocks. The site is not located within 250m of a known landfill site and is not in close proximity to any major surface watercourses, however, there are number of ponds and reservoirs nearby. The site is situated over the Lower Coal Measures Secondary A aquifer, drift deposits are likely to be absent. The site is not located within a Radon affected Area.

It is understood that the application is for Prior Approval for the change of use from agricultural building to dwellinghouse with a garden and parking area.

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.

The consultant considers that the potential risks to human health and controlled waters from soil contamination and ground gas is low, due to the lack of previous contaminating land uses and potential sources of gas in the area. Therefore, no intrusive investigation is considered necessary.

This assessment appears reasonable. It is recommended that a watching brief be undertaken during the development to identify and deal with any previously unforeseen contamination.

When the development is complete, a short Completion Report should be submitted which includes the following information:

- Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
- Details of any topsoil / subsoil imported to site including details of the source site for the topsoil, any chemical testing carried out and assessment criteria used to show that the material is suitable for use.
- Details any material excavated and removed from site including copies of waste management records.

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) On completion of site works, a short Completion Report is required. The report would be expected to include the following:
 - Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
 - Details of any imported topsoil / subsoil imported to site including details of the source site for the topsoil, any chemical testing carried out and assessment criteria used to show that the material is suitable for use.

- Details any material excavated and removed from site including copies of waste management records.

The above information will be required by planning conditions, if permission is granted.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



Rebecca Jones
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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