



**DEPARTMENT OF
OPERATIONS**

Helen Pressley
Bury Council Development Control

Date 22 November 2023
Reference CL786.221123.1

Dear Helen

Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ, Planning Application: 69455 – Contaminated Land

I write regarding the above planning application. The Environment Section has received copies of the following reports:

- Contaminated Land Risk Assessment, phase 1 Desk Top Study and Site Walkover Survey, Contaminated Consultants Ltd, Reference: CC/SV/JFF/1#1, Dated: 11 March 2015.
- Phase 1 Environmental Assessment Report, Jackson Fold Farm, Pilsworth, Bury, BL9 8QZ, Enviro Solution Ltd, Reference: ES02614_V2, 2 August 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 is currently occupied by a barn and outbuildings used as stables and storage with caravans and containers also present on site. Surrounding land uses include open land, quarries/landfill sites and the M66 motorway. The site has been occupied by Jackson Fold Farm and tanks, including a sewage tank, since prior to 1848. A tyre works was also situated on site. The site is situated between Pilsworth North and Pilsworth South sand quarries which later became landfill sites. The site is not situated in close proximity to any major surface watercourses, however, ponds and a number of drainage features are located within the surrounding area. The site is situated above the Lower Coal Measures Secondary A Aquifer overlain by Fluvioglacial Sand and Gravel Deposits. The site is not located within a Radon Affected Area.

It is understood that the proposed development comprises:

- Redevelopment of existing cottage/stables into 1 no. dwelling
- 11 no. replacement stables with shared access and car parking
- Conversion of the existing barn to create 6 no. dwellings with new rear orangeries, gardens and parking.



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.

It is unclear if a site reconnaissance visit was carried out as part of the preliminary risk assessment, however, based on photographs included in the report there is evidence that deposits of made ground exist at the site and that part of the cottage/stables has an asbestos cement roof.

The preliminary risk assessment incorrectly states that the proposed residential development 'is considered to be a non-sensitive end use'. However, the report goes on to conclude that there is a high to moderate risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken. Please submit a site investigation proposal.

Additionally, as the development includes the refurbishment/demolition of existing buildings and there is evidence of an asbestos cement roof, a copy of the pre-refurbishment/demolition asbestos survey will be required. Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed.

It is recommended that an invasive species/Japanese Knotweed survey is completed.

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 pre-demolition asbestos survey report and confirmation that asbestos containing materials have been removed.
- (ii) A Japanese Knotweed and invasive species survey and eradication plan.
- (iii) A site investigation proposal
- (iv) A site investigation and risk assessment report.
- (v) A detailed remediation strategy, validation plan and materials management plan.
- (vi) 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.

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.

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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