



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Development Control

Date 14 March 2024
Reference CL295.140324.1

Dear Helen

Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ, Planning Application: 70002 – Contaminated Land

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

- Phase II Geo-Environmental Assessment Report, Star Academy (Temporary Accommodation), Brownfield Solutions, Reference: CM/C5394/12669 Rev P02, 7 March 2024.
- Remediation Strategy – Temporary Accommodation, Star Academy, Brownfield Solutions, Reference: CM/C5394/12924 Rev P01, 12 March 2024.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence have been adequately addressed:

1. Final version of the Phase II Geo-Environmental Assessment Report, Star Academy (Temporary Accommodation), Brownfield Solutions, Reference: CM/C5394/12669 Interim, 8 December 2023.
2. A remediation strategy and validation plan for the proposed temporary school.
3. Validation information to confirm that the asbestos containing materials identified have been removed, including waste transfer documentation.
4. A materials management plan, if the CL:aire Definition of Waste Code of Practice is to be used.
5. 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 site is currently in use as Spring Lane School (a pupil referral unit) and a Leisure Centre including a temporary swimming pool, and a former electricity sub-station. Current uses in the surrounding area include housing, a Metrolink Line and station and commercial buildings. Previous uses at the site have included open land associated with a farm, followed by railway land including a goods shed and goods station. By 1979 the site had been developed as a school. Surrounding former land uses have included a former railway line, a gravel pit, mineral water works, iron works, a rope walk, sawmill, unspecified works, a colliery and residential developments. The site is within 250m of one landfill site, known as Darbyshire Street Landfill, which is an infilled railway cutting. There are two surface watercourses are situated within 250m of the site including the Manchester,



Bury and Bolton Canal which flows along the northwest boundary of the site and the River Irwell to the south. The site is situated above the Carboniferous Middle Coal Measures Secondary A Aquifer which is overlain by River Terrace Deposits. It is likely that deposits of made ground exist at the site.

It is understood that the proposed development comprises the demolition of existing school buildings/temporary leisure centre and the construction of a two-storey temporary school building, external landscaping and associated site infrastructure.

1. Final version of the Phase II Geo-Environmental Assessment Report, Star Academy (Temporary Accommodation), Brownfield Solutions, Reference: CM/C5394/12669 Interim, 8 December 2023

An updated final version of the site investigation report has been submitted. The report has been updated to clarify that the further post-demolition site investigation will be for geotechnical purposes only. No additional contamination testing is proposed. No further information is required regarding this issue.

2. A remediation strategy and validation plan for the proposed temporary school

The following remedial measures are proposed so that the contamination identified on site no longer presents a risk:

- Production of Materials Management Plan (MMP) under the CL:AIRE Definition of Waste Protocol for the re-use of soil materials on site.
- Removal of all hardstanding, floor slabs, relict foundations and in ground obstructions. Hard materials will be crushed for re-use. Samples of crush will be tested at a rate of 1 per 1000m³ (minimum of 3 samples per source) for a suite of analysis that includes metals, speciated PAHs and asbestos.
- Excavation, screening and engineering / re-use of made ground and soils. Samples of made ground will be tested at a rate of 1 per 1000m³ (minimum of 3 samples per source) for a suite of analysis that includes metals, speciated PAHs, TPH CWG, BTEX and MTBE and asbestos. Visual inspections and VOC screening using a PID will be carried out at a rate of 1 test per 250m³.
- Installation of a cover system of 450mm of 'clean' validated topsoil/subsoil within the limited areas of soft landscaping located towards the front of the site. Deeper tree pits will be used where required. The imported topsoil and subsoil, and any suitable site won soils, will be tested at a rate of 1 per 150m³ for brownfield and site won soils (minimum of 6 samples per source) and 1 per 250m³ for proven greenfield sources (minimum of 3 samples per source). Samples will be tested for a suite of analysis that includes metals, speciated PAHs, TPH CWG, BTEX and MTBE and asbestos. The results will be compared to GACs for residential

without homegrown produce. The thickness of the clean cover system will be validated using trial holes and photographs.

- A United Utilities water supply pipe risk assessment will be completed to determine if barrier pipe is required on site. Where barrier pipe is required, validation information will be required including photographic evidence and receipts/delivery notes for the barrier pipe.
- A watching brief to identify and deal with any previously unidentified contamination will be maintained during demolition and clearance/soils strip works. Confirmation that no unforeseen contamination was encountered during the development will be required. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.

The proposed remediation strategy is acceptable to this Section. The remedial works should be fully implemented in accordance with the strategy's recommendations.

3. Validation information to confirm that the asbestos containing materials identified have been removed, including waste transfer documentation

This should be provided in due course.

4. A materials management plan, where the CL:aire Definition of Waste Code of Practice is to be used

It is understood that a material management plan will be provided in due course.

5. 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

It is understood that a verification report will be submitted in due course.

Conclusion

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) Validation information to confirm that the asbestos containing materials identified have been removed, including waste transfer documentation.
- (ii) A materials management plan, where the CL:aire Definition of Waste Code of Practice is to be used.
- (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.



This Section is satisfied that the requirements of Condition 4 have been met and that this condition can now be recommended for discharge.

Condition 9 requires the submission and approval of items (i) to (iii) above.

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.

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 ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.

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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