

Date 4 July 2022
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Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Hollymount Farm, Hollymount Lane, Tottington, BL8 4HP. Planning Application: 68505 – Contaminated Land

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

- Phase 1 Preliminary Risk Assessment, Hollymount Farm, Hollymount Lane, Tottington, BL8 4HP, LK Consult, Reference: LKC 22 1142, 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 is currently occupied by Hollymount Farm. Adjacent land use includes open land and residential. Previous land uses on and adjacent to the site have included a farm known as Lower Buckley Fold and later Hollymount Farm, the configuration of the buildings on the site has altered over the years. The site does not lie within 250 metres of any known landfill sites, but is located approximately 100m to the north of a tributary of the Kirklees Brook. The site lies above glacial till deposits over the Lower Coal Measures Secondary A aquifer.

It is understood that the proposed development comprises demolition works and redevelopment for 5 no. new dwellings (4 new build, 1 barn conversion) with garages and two storey extension at side of existing farmhouse; associated landscaping; access works.

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 reconnaissance visit was carried out on 8 March 2022. The site was found to be in use as residential and storage of materials and farm machinery with some storage cabins. Possible asbestos cement sheeting was noted on some buildings. A former milk storage facility was also present in the north of the site. Spillages were observed inside the building and outside the building, of an unknown substance, draining into the adjacent drain.

The risk assessment has concluded that there are potential sources of contamination present therefore intrusive investigation is required. It has also been advised that a Pre-Demolition and Major Refurbishment Asbestos Survey is undertaken prior to demolition by a professional contractor.

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 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 and Risk Assessment Report.
- (iii) A detailed remediation strategy and materials management plan.
- (iv) 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 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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