

Date 21 February 2022
Reference CL682.210222.1
Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Land adjacent to 7 Taylors Lane, Radcliffe, Bolton, BL2 6QS, Planning Application: 67787 – Contaminated Land

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

- Phase 1 Investigation for a Proposed Development on Land Adjacent to 9 Taylors Lane, Bolton, BL2 6QS, Peak Associates, Reference: 13016, February 2013.

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 paddock and a large single storey building used for stabling and restoring cars. Adjacent land uses include open land and residential properties. Previous land uses on the site have included allotment gardens. Previous land uses in the surrounding site have included infilled ponds, a bleach mill and coal mining (old shaft). The site does not lie within 250 metres of any known landfill sites but lies within 250m of a reservoir and an unnamed stream. The site lies above glacial till over the Lower Coal Measures Secondary A aquifer.

It is understood that the proposed development comprises the conversion of an existing building to form 1 no. dwelling with garden and associated garage, stable block and car parking.

1. The adequacy of the desk study information available for this site

The desk study and preliminary risk assessment report provided was first submitted and reviewed in 2013 in support of applications 55988 and 56560.

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 main potential risks identified at the site include the asbestos cement roof on the existing building, possible fuel/oil spillage associated with car restoration, possible contamination associated with the allotment gardens (ash was often used to improve the soil) and possible sources off-site of ground gas (infilled ponds).

The consultant considers that the main risks to the future development are from the asbestos cement roof on the existing building, possible contamination associated with the allotment gardens. The potential risks from possible fuel/oil spillage associated with car restoration are considered low as the current building has a concrete floor and there was no visual evidence of spillage. The risk from off-site ground gas sources was also considered low, as the former pond nearby was filled or dried up over 60 years ago.

Consequently, the consultant has recommended that an asbestos survey of the current building is carried out and any asbestos removed by an approved contractor. Additionally, a limited site investigation is recommended to ensure that any soils re-used in gardens and soft landscaped areas are suitable for use. It is also recommended that a coal authority search is carried out, as the site is located within a former coal mining area. These recommendations appear reasonable.

Please submit a site investigation report. This report should also consider any changes to the site since the desk study was written in 2013 which could have resulted in new potential sources of contamination and also the changes to the proposed development (conversion of existing building rather than demolition).

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) Coal Authority search has recommended by the desk study.
- (ii) Pre-demolition asbestos survey report and confirmation asbestos containing materials have been removed including waste transfer documentation.
- (iii) Site investigation report and risk assessment.
- (iv) Remediation strategy and materials management plan, if required.
- (v) 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.

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 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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