

Date 24 January 2022

Website www.bury.gov.uk

Department for Operations

Reference number: CL1001.240122.1

Dean Clapworthy
Bury Council Planning Department

Dear Dean

121 – 131 Bell Lane, Bury, BL9 6BB, Planning Application: 67625 – Contaminated Land and Air Quality

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

- Desk Study with Walkover Survey, 121-131 Bell Lane, Bury, Greater Manchester, Sub Surface, Reference: 7305, August 2021

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 former terraced housing with a ground floor retail unit. Current uses in the surrounding area include residential properties and commercial premises. Previous uses at the site have included open land followed by a row of terraced properties by 1893, part of which was later converted to a warehouse. Previous uses in the surrounding area have include a gas works, cotton mills, reservoirs, clay pits, a preserve works, leather works and a felt hat works. The site is not located within 250m of a known landfill site and is not located in close proximity to a major surface watercourse. The site is situated over Glacial Till over the Lower Coal Measures Secondary A aquifer. As the site has previously been developed it is likely that deposits of made ground are present on the site.

It is understood that the proposed development comprises the demolition of the existing building and erection of 24 apartments and 1 retail unit with 18 car parking spaces.

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 site walkover was carried out on 3 August 2021 and the site was found to consist of a disused building in the south, a yard in the northeast and trees and shrubs in the north west. No visual or olfactory evidence of contamination was noted.

The findings of the desk study have identified possible contamination sources on the site from previous developments. Due to the proposed sensitivity of the development a ground investigation has been recommended to clarify the risks to include an investigation into ground gas.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

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) 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 permission is granted.

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

Yours sincerely



Judith Scott
Environmental Protection Officer
Environment Section

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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