



**DEPARTMENT OF
OPERATIONS**

Tom Beirne
Bury Council Planning Department

Date 6 February 2024
Reference CL1073.060224.1

Dear Tom

62 Starling Road, Radcliffe, Manchester, M26 4LN, Planning Application: 69624 – Contaminated Land

I write regarding Conditions 5, 6 and 7 of the above planning application. The Environment Section has received copies of the following documents:

- Letter Report - [Preliminary Risk Assessment] Intrusive Report, 62 Starling Road, Radcliffe, Manchester, M26 4LN, Worms Eye Ltd, Reference: Starling Road / M26 4LN / 2023, 29 September 2023.
- Photographs of the site layout and ground conditions at 62 Starling Road, Radcliffe, Manchester, M26 4LN.

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 currently occupied by a bungalow and gardens. Current uses in the surrounding area include residential properties and open land. The site has historically been in use as open space prior to being developed as a detached dwelling between 1957 and 1989. Previous uses within the surrounding area included ponds, reservoir and a building marked as an Old Engine. The site is not within 250m of a registered landfill but is located in close proximity to a pond and a number of small streams (tributaries of the River Irwell). The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. The site is not located within a Radon affected Area.

It is understood that the proposed development comprises the construction of a replacement dwelling by substantially altering and extending the existing dormer bungalow.



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

A basic preliminary risk assessment report has been provided (Worms Eye Ltd, Reference: Starling Road / M26 4LN / 2023, 29 September 2023).

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 identify potential sources, pathways and receptors and likely pollution linkages.

Ground conditions encountered during the excavation of footings for the large rear extension identified the presence of topsoil over clay deposits. No evidence of made ground deposits were observed. Photographs have been provided.

Based on the ground conditions encountered and the findings of the preliminary risk assessment, the risk to human health and the environment from soil contamination and ground gas at the site are considered low.

However, the following further information will be required on completion of the development:

- Details of any topsoil / subsoil imported to site including details of the source site for the soils, any chemical testing carried out and assessment criteria used to show that the material is suitable for use. A minimum of 3 samples is required which should be tested for a suite of analysis that includes metals, speciated PAH and asbestos. The test results should be compared to suitable generic assessment criteria.
- Details of any soil material excavated and removed from site including copies of waste management records.

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) After completion of site works, a Verification Statement is required which include the following information:
 - Details of any topsoil / subsoil imported to site including details of the source site for the soils, any chemical testing carried out and assessment criteria used to show that the material is suitable for use. A minimum of 3 samples is required which should be tested for a suite of analysis that includes metals, speciated PAH and asbestos. The test results should be compared to suitable generic assessment criteria.

- Details of any soil material excavated and removed from site including copies of waste management records.

This Section is satisfied that the requirements of Condition 5 and 7 have been met and that these conditions can now be recommended for discharge.

Condition 6 requires the submission and approval of a Verification Statement (item (i)).

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

A handwritten signature in black ink, appearing to read 'Rebecca Jones', written in a cursive style.

Rebecca Jones
Environmental Protection Officer

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