



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Planning Department

Date 03 April 2024
Reference CL1078.03.0424.1

Dear Dean,

Land adjacent to 6 Richard Burch Street, Bury, BL9 6DU, Planning Application: 70551 – Contaminated Land

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

- Phase 1 GeoEnvironmental Desk Study, Earth Environmental and Geotechnical, Reference: A5782/23, February 2024.

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 vacant land adjacent to terraced housing. Current uses in the surrounding area include residential and industrial developments. Historical mapping indicates that the land was occupied by two residential properties from c1890 until c1980; it is not stated why the properties were demolished. Previous uses in the surrounding area have included various cotton mills, an iron works and the East Lancashire Railway line.. The site does not lie within 250 metres of any registered landfill sites, and is not in close proximity to any major surface watercourse. The site is situated above the Pennine Lower Coal Measures Secondary A Aquifer, overlain by Devensian till. The site is not situated within a Radon Affected Area, as less than 1% of the properties are above the Action Level.

It is understood that the proposed development comprises the erection of 2no. dwellings.

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 walkover was carried out on 26th January 2024 and found the site to be covered by grass and demarcated with concrete bollards. There was evidence of burnt ground in the northeastern corner along with various fly tipped waste including plastic bags, glass and plastic bottles.

The consultant has concluded that there is limited potential for contamination to be present. A geotechnical investigation is recommended; it would be advisable that a watching brief be carried out during this and subsequent groundwork for potential contamination.

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 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) Confirmation that the following actions will be undertaken during the development:
 - Watching brief to identify and deal with any previous unforeseen contamination at the site.
 - Consultation with the local water company (United Utilities) to confirm that barrier pipe is not required.
 - Chemical testing results of any imported material for use in soft landscaped or garden areas to demonstrate that the material is suitable for use.
 - Excess soil material will be disposed of at a suitable waste disposal facility.
- (ii) 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 report would be expected to include the following:
 - Summary of desk study and results of the watching brief.
 - Details of who carried out the work.
 - Substantiating validation data that should include:
 - Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
 - Details of any soil material excavated and removed from site including copies of waste management records.

The above information will be required by planning conditions, if permission is granted.



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

Sally Shaw
Environmental Protection Officer

Privacy Policy: Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.