



## DEPARTMENT OF OPERATIONS

Helen Pressley  
Bury Council Planning Department

Date 21<sup>st</sup> August 2024  
Reference CL1088.210824.1

Dear Helen,

### **Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ, Planning Application: 68885 – Contaminated Land**

I write regarding the discharge of condition 4 of the above planning application. The Environment Section has received a copy of the following report:

- Preliminary Geoenvironmental Appraisal, ALM Consult Ltd, report No 30359/1, 14/03/2024

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.](#)

#### **Condition Status Summary**

- **Condition 4** – A desk study was submitted with the application and was found to be sufficient. A low risk of contamination was concluded and as such no further works were recommended. As such it is [recommended](#) that the condition be discharged.
- **Condition 5** – Given no remedial measures are required, the condition is not required and can be discharged.

The site has previously been in use as a lodge building at the gateway to a wooded area surrounded by residential, a bowling green and Ramsbottom Civic Hall. The lodge was more recently in use as a restaurant. The application site is to the north of the lodge building. The site not within 250m of a registered landfill and is situated above the Millstone Grit Secondary A Aquifer which is overlain by Glacial Till.

It is understood that the approved development comprises the erection of 1 no. dwelling.



## **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.

The desk study information provided appears to be sufficient to assess the potential risks at the site. The preliminary risk assessment has concluded that no potential sources of on-site contamination have been identified and no credible pathways have been identified through which ground gas or mobile contaminants are likely to migrate to the study site. As such the report concluded a very low risk to human health and the environment from soil contamination and ground gas at the site. As such no further works are required.

The report noted that there is likely to be a surplus of soil arisings which may require off-site disposal with chemical characterisation beforehand.

## **2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment**

This Section of satisfied that the requirements of Condition 4 have been met and that this condition can now be recommended for discharge. As no remedial measures are required condition 5 can also be recommended for discharge. A watching brief should be conducted during all site works for unexpected ground contamination. Any material imported to site should be chemically tested to demonstrate that it is suitable for use.

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**

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