

Date 7 June 2023
Reference CL1047.070623.1
Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

11 Malvern Close, Prestwich, M25 1PH. Planning Application: 69104 – Contaminated Land

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

- Preliminary Risk Assessment, 11 Malvern Close, Prestwich, M25 1PH, Reference: Malvern Close/M25 1PH/2023, 28 March 2023.
- Proposed Investigation, 11 Malvern Close, Prestwich, M25 1PH, Reference: Malvern Close/M25 1PH/2023, 28 March 2023.

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 has previously been in use as open fields prior to being developed as a house along with the surrounded area being developed for houses. The site was developed as a house prior to 1952. The site is situated on the Middle Coal Measures Formation Secondary A Aquifer which is overlain by the Glaciofluvial Sand and Gravel. The site is not within 250m of a registered landfill.

Currently the site is a vacant plot as the house has been demolished.

The proposal is for a replacement attached 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, which identifies potential sources, pathways and receptors and likely pollution linkages.

A site walkover was carried out on 24 March 2023 and the site was found to be a vacant plot, which was untidy with a concrete floor slab visible and demolition rubble and made ground visible in places.

The consultant has concluded that potential contaminants may be present in the form of made ground and has therefore recommended that an intrusive investigation is carried out.

The proposed investigation is to include:

- 5 Trial Holes up to 1.0m deep.
- 5 shallow soil samples to test for heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.
- 1 deeper soil sample for a suite suitable for selecting water pipes.

No further testing has been recommended to assess the risks to controlled water or ground gas, although this will be reviewed following the results of the investigation.

The above proposal is acceptable to this Section.

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) Site Investigation and Risk Assessment Report.
- (ii) Remediation Strategy.
- (iii) 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, site investigation report and remediation strategy.
 - Details of who carried out the work.
 - Details and justification of any changes from original remediation strategy.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Monitoring results for groundwater and gases.
 - Summary data plots and tables relating to clean-up criteria.
 - Plans showing treatment areas and details of any differences from the original remediation strategy.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above will be required by planning conditions if planning 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

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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