



Date 16 March 2022
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Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

12 Owlerbarrow Road, Bury, BL8 1RD. Planning Application: 68056 – Contaminated Land

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

- Phase 1 Desk Study, Land at 3 12 Owlerbarrow Road, Bury, BL8 1RD, Demeter Environmental, Reference:20-01-08, March 2018.

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 historically been in use as fields followed by the development of a house and garden. Surrounding historical uses have included fields, ponds and residential.

The site is not within 250m of a registered landfill site and is situated above the Lower Coal Measures Undivided Cyclic Sedimentary and the Lower Coal Measures Sandstone Secondary A Aquifers which are overlain by Glacial Till.

The proposal is to develop a house and garden in the garden area of the existing property.

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 in March 2018 and found the site to be grassed and landscaped with a house present, no evidence of contamination was found. No visible or olfactory evidence of contamination was detected.

No sources of contamination or pathways have been identified therefore no further investigation is proposed. However, a watching brief is to be undertaken during the development. Should any contamination be identified or suspected during the site clearance or ground works, these should be dealt with by the following methods:

- The removal from site and disposal to a suitably licensed tip of all material suspected of being contaminated. The material would need to be classified prior to disposal.
- Short-term storage of the suspected material while undertaking verification testing for potential contamination. The storage area should be a contained area to ensure that contamination does not migrate and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area.
- Having a suitably experienced environmental engineer either on-call or with a watching brief for the visual and olfactory assessment of the material, and sampling for verification purposes.

The above proposals are acceptable to this Section.

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.

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) 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:
 - Details of ground conditions and of any unforeseen contamination.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above information 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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