

Date 08 August 2023
Reference CL1037.080823.1
Website www.bury.gov.uk

Department for Operations

Helen Pressley
Bury Council Planning Department

Dear Helen

**Land adjacent to 11 Dovehouse Close, Whitefield, Manchester, M45 7PE,
Planning Application: 69369 – Contaminated Land**

The Environment Section has received copies of the following:

- Geo-environmental Desk Study Report, Proposed Residential Development on land at Dovehouse Close, Whitefields, Bury, M45 7P, Cromwell Wood Consulting, Reference: 2304/1921, May 2023.
- Site Investigation for the Foundations and Wall for the Development off Dovehouse Close, Whitefield near Bury, Cromwell Wood Consulting, Reference: 23/1922, 16th May 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. The adequacy of the site investigation and risk assessment.
3. The acceptability of the proposed remediation strategy.
4. 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 agricultural land and a sand pit surrounded by open land. Surrounding areas were developed as housing from around 1950. Currently the site is a piece of undeveloped land surrounded by residential developments and an Electricity Sub Station.

The site is situated above the Middle Coal Measures Formation Secondary A Aquifer overlain by Glaciofluvial Deposits. The site is not within 250m of a registered landfill site.

The proposal is for a detached house.

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 1 May 2023 and the only sign of contamination noted was a few bricks and some plastic bags. The site was found to consist of the remnant face of the old sand quarry that is now covered by soil and trees.

No significant sources of contamination from previous land uses have been found therefore no further investigation was found to be necessary.

Further investigation into the presence of shallow coal mine working has been undertaken and no shallow coal mine workings or bedrock were found.

2. The adequacy of the site investigation and risk assessment

Soil sampling and analysis has not been carried out. A desk-based site ground assessment has been undertaken.

A site investigation from 1997 has been reviewed which found sand and gravel and fine sand that was dry and non-cohesive. There is approximately 80 metres of sand and gravel, fine sand and clay beneath the site.

It has been concluded that soil contamination is negligible on site and there is no risk to the environment from the migration of pollutants due to the past use as a sand pit. However, topsoil is proposed to be imported for the gardens.

3. The acceptability of the proposed remediation strategy

No remedial measures have been proposed. However, confirmation that the material in the proposed garden areas is clean and suitable for use is required. The following is required for submission:

- A testing regime and sampling plan for the soils to be used in the proposed garden areas.
- Should any previously unencountered and unexpected contamination be encountered, works should be temporarily halted and the Consultant contacted to carry out further investigations if required.
- A Site Completion Report will be required at the end of the project.

Please note: 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.

4. 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) A remediation strategy to include the testing regime for the soils to be imported.
- (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:
 - Details of ground conditions and of any unforeseen contamination.
 - Substantiating validation data that should include where appropriate:
 - Validation of the imported materials and depth of cover system.
 - Laboratory and *in-situ* test results.
 - Photographic and other media records.
 - Validation of the installation of the gas protection measures.
 - 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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