

Date 12 April 2023
Reference CL539.120423.1
Website www.bury.gov.uk

Department for Operations

Tom Beirne
Bury Council Development Control

Dear Tom

Land adjacent to 8 Haslam Brow, Bury, BL9 0TS, Planning Application: 69015–Contaminated Land

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

- Haslam Brow, Bury, Phase 1: Preliminary Risk Assessment, LK Consult, Reference: CL-602-LKC 23 1039-A1-PRA, 16 February 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 undeveloped land and a track and was developed as a garden to a house by 1893 with glass house on site. Surrounding historical uses include possible industrial buildings, a well, a timber yard, railway land, and a gravel pit.

The site does not lie within 250 metres of any known landfill sites, and lies above the Trencherbone Rock Sandstone Secondary A Aquifer which is overlain by Galciofluvial Deposits. The site is situated within a Radon Affected Area (Class 2) where 1% to 3% of homes are estimated to exceed the Action Level.

It is understood that the proposed development comprises the development of 1 residential 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 reconnaissance was carried out 13 February 2023 and a hand dug trial hole was undertaken. The groundcover was found to consist of sandstone gravel and soft landscaping, with litter noted across the surface. No buildings were present. The hand dug pit found Made Ground from ground level to 0.8mbgl. It consisted of dark brown gravelly sandy silt with plastic, glass, brick fragments and ceramics.

A previous investigation carried out by LK Consult on the wider site did not find any elevated levels of contamination.

A low risk from contamination has been identified and therefore a Watching Brief is required to be carried out during earthworks. This is to be carried out by an environmental consultant and any unexpected contamination is found further assessment may be required.

Any imported topsoil for use in the proposed garden shall be subject to chemical validation testing.

The findings of the watching brief and validation testing of any imported topsoil for garden areas shall be collated in a Site Completion Report for submission to Bury Council.

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) 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 and findings of the watching brief, to include photographic evidence.
- Details of who carried out the work.
- Confirmation that any imported soils are suitable for use, to include source details and appropriate testing.
- Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - 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 information will be required by planning conditions if permission is granted.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Scott', written in a cursive style.

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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