

Date 14 April 2023  
Reference CL659.140423.1  
Website [www.bury.gov.uk](http://www.bury.gov.uk)

Department for Operations

Dean Clapworthy  
Bury Council Development Control

Dear Dean

**Station Works, Bury Road, Radcliffe, Manchester, M26 2UA, Planning Application: 69463 – Contaminated Land**

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

- Phase 1 Geo-Environmental Desk Study for Land At The Former Station Works Site, Bury Road, Radcliffe, Manchester M26 2UA The Land Consultancy Ltd, Reference: TLC1204 Final, 12 August 2022.

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 is currently vacant following the demolition of the former works after a fire in August 2012. Current uses in the surrounding area include residential, and commercial buildings including an electroplating works and a vehicle component works. Previous uses at the site have included open land, small holdings and an engineering works. Following the demolition of the former Station Works, the site has been used for vehicle storage. Previous land uses in the surrounding area have included a mineral water works, an iron works, a brewery, a cotton mill, railway land, a possible refuse tip and residential properties. The site is not within 250m of any landfill sites, but a surface watercourse (former mill race/goit) runs adjacent to the north of the site which is culverted in parts. The site is situated on River Terrace Deposits over the Middle Coal Measures Formation and the Peel Hall Rock Sandstone Secondary A Aquifers. It is very likely that deposits of made ground exist at the site. The site is not within a Radon Affected Area.

It is understood that the proposed development comprises the construction of 30 no. dwellings with associated access road, landscaping and infrastructure works.

## **1. The adequacy of the desk study information available for this site**

An updated version of the desk study received in 2016 has been received (Phase 1 Geo-Environmental Desk Study for Land at Former Station Works Site, Bury Road, The Land Consultancy, Report No. TLC765, 8 January 2016).

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.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

A site walkover, carried out on 12 August 2022, found that the site was covered with concrete slabs, tarmac and hardcore with some demolition rubble and rough vegetation growing through cracks. No invasive species were noted, however, due to the site's proximity to a watercourse, it is recommended that a survey is carried out by a specialist.

The report concluded that there was a potential risk to future site users and the environment from potential contamination at the site. Consequently, a site investigation is proposed to comprise:

- 18 no. trial pits to enable depth and nature of the made ground to be established. Contamination testing to be carried out.
- 6 no. cable percussion boreholes to depths of about 10m. Gas and groundwater monitoring wells to be installed.
- 4 no. rotary drill holes to about 40m depth to investigate the presence of shallow coal seams.
- Gas and groundwater level monitoring to be undertaken on 6 occasions over a three month period.
- Laboratory chemical testing on soil and groundwater samples.
- Water sampling of the nearby surface watercourse/former goit.

The above proposed site investigation appears acceptable. Please submit a site investigation and risk assessment report.

## **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) Japanese Knotweed and invasive species survey and eradication plan.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and materials management plan.

- (iv) 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 above information will be required by planning conditions, if permission is granted.

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

Yours sincerely



**Rebecca Jones**  
**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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