

Date 12 April 2023
Reference CL823.120423.1
Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Development Control

Dear Dean

Land between Butterstile Close and Hilton Lane, Prestwich, Bury, Planning Application: 67816 – Contaminated Land

I write regarding the request to discharge Conditions 3 and 4 of the above planning application. The Environment Section has received a copy of the following report:

- Vapour Assessment, Hilton Lane, Prestwich, LK Consult, Reference: CL-602-LKC 21 1545-04, March 2023.

The Environment Section has reviewed the above information in order to assess the following points:

1. Further sampling to delineate the naphthalene contamination identified in the vicinity of WS102 and WS104 and risk assessment to determine the risk to human health from vapours.
2. Confirmation that the EA have approved the controlled waters assessment.
3. Updated remediation strategy and validation plan to include:
 - Confirmation that all private gardens (front and back) will have the full 600mm depth of clean cover.
 - Further details regarding the proposed gas protection measures to be installed in Plots 1-5 including a copy of the manufacturer's specification sheet for the chosen proprietary gas membrane and foundation drawings showing the measures to be installed.
 - Vapour Risk Assessment to determine if vapour protection measures will be required in Plots 1-8 and full details of vapour protection required.
4. 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 site is currently an overgrown area which appears to have been used as a garden in the past. Current land uses in the surrounding area include residential, a garage, open space and a burial ground. Previous uses at the site have included infilling or land raising activities and garages. Part of the site is located within the boundary of a former landfill known as Butterstile Lane Landfill (Reference: C082). This site was given planning permission for tipping in 1949 and is shown on the 1952, 1953, 1960 and 1970 historical maps as an area of filled or disturbed ground. A second landfill known as Rainsough Brow Landfill is located approximately 15m to the west. Based

on the historic OS maps it is likely that a tributary of the River Irwell is culverted close to the northern boundary of the site. The site is situated on fluvioglacial sand and gravel deposits over the Manchester Marls Secondary B Aquifer and Sherwood Sandstone Principal Aquifer.

It is understood that the proposed development comprises 8 no. residential dwellings.

Previous site investigations encountered deep made ground up to 7.0m bgl within the former landfill, located in the southwest of the site. Outside of the former landfill, made ground was found to be between 0.8 and 2.2m deep. Natural strata comprised sand deposits, over clay strata over the Sherwood Sandstone Principle Aquifer. Widespread elevated concentrations of arsenic, lead and PAHs were found in the made ground. Elevated concentrations of naphthalene were identified in WS102 and WS104. ACM (chrysotile paper) was found in the former landfill material in WS101. A clean cover layer was recommended for garden and soft landscaped areas. Elevated concentrations of carbon dioxide were found in the vicinity of the former landfill and gas protection measures were recommended for Plots 1-5.

1. Further sampling to delineate the naphthalene contamination identified in the vicinity of WS102 and WS104 and risk assessment to determine the risk to human health from vapours

Elevated concentrations of naphthalene were previously identified in WS102 at 0.9-1.5m (100mg/kg - 17% SOM) and WS104 at 0.0-0.6m (14mg/kg - 4% SOM). The consultant recommended that further assessment was required to determine the risks to human health from vapours.

Hotspot removal was undertaken by the contractor, DHI Excavations, in the vicinity of WS102, where the highest concentration was found, as part of the site preparation works. All the made ground was removed to natural strata. The made ground has also been removed in the vicinity of WS104.

It is understood that this material was removed from site. Please provide details of where the excavated material was disposed of including waste disposal documentation.

No validation testing was undertaken at the time of the reduced level dig. LK Consult subsequently undertook an additional investigation on 13 March 2023. A total of 12 no. hand dug trial holes were excavated to between 0.3 and 1.1m bgl (HD301-HD312). Ground conditions generally comprised made ground (silty sand/sandy silt with brick fragments) over natural sand deposits. The base of the made ground was not encountered in HD307 to HD311 (vicinity of WS102). In HD307 the made ground comprised ash and clinker.

Soil samples were taken from each location and tested for a suite of analysis that included soil organic matter and speciated PAHs. The soil analysis results have been compared to the Defra C4SLs and CIEH/LQM S4ULs where available and ATRISK SSVs / CLAIRE GACs for residential with homegrown produce land use. Benzo(a)pyrene and naphthalene have been used as surrogate markers for PAHs.

No elevated concentrations of PAHs were found. Consequently, given the lack of volatile contamination identified the potential risks to future site users from vapour ingress is considered low. It is noted that Plots 3-5 located in the vicinity of HD307 to HD311, where deeper made ground was encountered, are to have CS2/Amber 1 gas protection measures installed.

This Section is satisfied that the risks from vapour are low.

2. Confirmation that the EA have approved the controlled waters assessment.

No further information regarding this issue has been received.

3. Updated remediation strategy and validation plan

As the vapour risk assessment concluded the risks were low, no vapour protection is required.

An updated remediation strategy and validation plan including the following is required:

- Confirmation that all private gardens (front and back) will have the full 600mm depth of clean cover.
- Further details regarding the proposed gas protection measures to be installed in Plots 1-5 including a copy of the manufacturer's specification sheet for the chosen proprietary gas membrane and foundation drawings showing the measures to be installed.

4. 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

A verification report is required in due course.

5. 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) Confirmation that the EA have approved the controlled waters assessment.
- (ii) Updated remediation strategy and validation plan to include:
 - Confirmation that all private gardens (front and back) will have the full 600mm depth of clean cover.
 - Further details regarding the proposed gas protection measures to be installed in Plots 1-5 including a copy of the manufacturer's specification sheet for the chosen proprietary gas membrane and foundation drawings showing the measures to be installed.
- (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.

This Section cannot recommend discharge of Condition 3 until items (i) and (ii) above have been submitted and approved.

Condition 4 requires the submission and approval of a validation report.

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.

Privacy Policy: Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.

Bury
Council

Follow us on

