



**DEPARTMENT OF
OPERATIONS**

Claire Booth
Bury Council Planning Department

Date 17 July 2024
Reference CL693.170724.1

Dear Claire

Texaco Petrol Station, Bury Old Road, Prestwich, Planning Application: 69164 – Contaminated Land

I write regarding the above planning application. The Environment Section has received copies of the following documents:

- Waste transfer notes for materials brought to and removed the site at the Former Texaco Garage, Bury Old Road, Prestwich, UK Green Waste and Remediation dated between 19 October and 5 December 2022.

The following documents have previously been received and reviewed in letter reference: CL693.170524.1:

- Phase II Contaminated Land Risk Assessment - Texaco Fuel Station Bury Old Road, Prestwich, GeoAssist Ltd, Reference: 5594/FSP-CLRA v1.00, January 2014.
- Ground Investigation - Geotechnical - Texaco Fuel Station, Bury Old Road, Prestwich GeoAssist Ltd, Reference: 5594/FSP-G, January 2014.
- Phase 3 Site Investigation Report, Former Texaco Fuel Station, Bury Old Road, Prestwich, M25 0EY, Redstart, Reference: 649.00.01 Version: 1.1, 31 August 2021.
- Letter response from the Environment Agency regarding Former Texaco Garage, Bury Old Road, Prestwich, M25 0HH, Reference: SO/2023/123093/02-L01, 23 January 2024.
- Supplementary Ground Investigation & Controlled Waters Risk Assessment at Former Texaco Filling Station, Bury Old Road, Prestwich, Eccles Associates Ltd, No Reference, 1 April 2024.
- Letter response from the Environment Agency regarding Former Texaco Garage, Bury Old Road, Prestwich, M25 0HH, Reference: SO/2023/123093/04-L01, 2 May 2024.

The Environment Section has reviewed the above information in order to assess whether the following item requested in my previous correspondence: CL693.170524.1, have been adequately addressed:

1. Waste transfer documentation for the material excavated and removed from site.

The site was historically occupied by a petrol filling station, a car wash, car sales garage and an electricity substation. Adjacent land use includes housing, retail premises and allotments. Previous



land uses on and adjacent to the site have included buildings associated with a large residential property known as Egerton Lodge, a garage colony, a possible commercial building, residential and allotment gardens. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourses. The site lies above fluvioglacial sand and gravel deposits over the Sherwood Sandstone Principal Aquifer.

The proposed development comprises the construction of a retail unit and synagogue with associated car parking and landscaping.

Two previous planning applications for the development of the site have previously been approved (60045 and 63054).

1. Waste transfer documentation for the material excavated and removed from site

Waste transfer documentation has been provided for soil material ('muck away') removed from site by UK Green Waste and Remediation between 19 October and 5 December 2022 to form the basement area. The transfer notes also included the importation of 6F2 and crush material within this period.

During a site visit on 15 May 2024, there were stockpiles of excavated material at the front of the site. Based on an email received from the agent on 9 July 2024, it is understood that this material will be re-used in the development and therefore, will not be removed from site.

No further information is required regarding this issue.

Conclusion

This Section is satisfied that this development does not pose a risk to human health or the environment. Consequently, no contaminated land conditions are required.

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 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 ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.

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



Yours sincerely

Rebecca Jones
Environmental Protection Officer

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