

Date 19 August 2022
Reference CL1013.190822.1
Website www.bury.gov.uk

Department for Operations

Tom Beirne
Bury Council Planning Department

Dear Tom

**Land adjacent to 391 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER,
Planning Application: 68608 – Contaminated Land**

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

- Phase 1: Preliminary Risk Assessment, Whalley Road, Ramsbottom, LK Consult, Reference: CL-602-LKC 21 1680-01, November 2021.

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 occupied by domestic garages and areas of hardstanding (tarmac and gravel) used for parking. Current uses in the surrounding area includes housing, a public house and open land. Previous land uses at the site include a refuse tip (marked on the 1962 map). Within the surrounding area previous uses have included a smithy and an old quarry. The site does not lie within 250 metres of a registered landfill site, but a refuse tip is marked on the historical map at the site. There are a number of ponds and drainage channels in the surrounding area. The site is situated over glacial till over the Fletcher Bank Grit and Millstone Grit Secondary A Aquifers.

It is understood that the proposed development comprises the demolition of the existing garages and the construction of no. 2 dwellings with gardens and off-street parking.

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 visit was carried out. The site surface was found to be a mixture of tarmac, compacted gravel and grassed areas. No evidence of spillages or staining were noted on the surface. It is considered likely that made ground exists at the site associated with the former refuse tip.

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

The consultant considers that there is a potential risk to human health and the environment at the site. Consequently, an intrusive site investigation has been proposed to include soil testing, groundwater sampling, and gas and vapour monitoring. A site investigation proposal should be submitted.

A pre-demolition asbestos survey is recommended to be completed prior to the demolition of the existing garages. Validation evidence, including waste transfer notes, for the removal of any asbestos containing materials will be required.

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) Pre-demolition asbestos survey report and confirmation asbestos containing materials have been removed.
- (ii) A site investigation proposal.
- (iii) A site investigation and risk assessment report.
- (iv) A detailed remediation strategy and materials management plan.
- (v) 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.

Please note that 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.



Follow us on

