



**DEPARTMENT OF
OPERATIONS**

Helen Pressley
Bury Council Development Control

Date 20 September 2023
Reference CL1062.200923.1

Dear

Whitefield Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY, Planning Application: 69940 – Contaminated Land

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

- Phase 1 Geo-Environmental Investigation, Whitefield Fire Station, Whitefield, IGE Consulting, Reference: 3866a-01 Rev A, 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 is currently occupied by a fire station. Current uses in the surrounding area include residential properties, commercial and retail buildings, a petrol station and Elms Recreation Ground. The site has previously been occupied by terraced houses, allotment gardens and a fire station. Previous uses in the surrounding area have included a fustian mill, cotton mills, a smithy, a confectionery works, a cabinet makers factory, an upholstery works, a petrol filling station and infilled reservoirs. The site is not located within 250m of a known landfill site and is not in close proximity to any major surface watercourses. The site is situated on glaciofluvial sand and gravel deposits over the Collyhurst Sandstone Principal Aquifer and the Manchester Marl Secondary B Aquifer. A Private Water Supply is present 60m to the south of the site. A fault trending northwest to southeast is present 75m to the southwest of the site. It is likely that deposits of made ground exist at the site. The site is not located within a Radon Affected Area.

It is understood that the proposal is to demolish the existing fire station which dates from the 1960s and construct a new fire station. The proposal also includes the construction of a temporary fire station.



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.

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

A site reconnaissance visit was undertaken on 28 October 2022, which found the site was mainly hardstanding with limited soft landscaping and comprised a fire station and training area. A number of potential sources of contamination were noted including a disused diesel pump and underground storage tank, AdBlue and hydrocarbon spirit storage, a fuel interceptor, a boiler room and vehicle storage. The potential for the possible use of PFAS containing fire-fighting foam at the site has been highlighted. Anecdotal evidence from the station commander suggests that foam has not been used during training exercises in the past. However, testing for PFAS has been recommended as part of a site investigation.

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 include excavation of boreholes and trial pits, installation of gas and groundwater monitoring wells, soil and leachate/groundwater sampling and gas monitoring. Testing for PFAS will focus on the soils/sub-base beneath cracked concrete or paving slabs where PFAS from foam may have entered the ground if foam has been used at the site. A copy of a site investigation proposal is required.

The Environment Agency (EA) should be consulted regarding the investigation into potential PFAS contamination. Any proposed testing methodologies for PFAS contamination should be approved by the EA prior to commencement.

Additionally, as the development includes the demolition of an existing building, a copy of the pre-demolition asbestos survey will be required. Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed.

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) EA approval for any investigation and assessment of the potential presence of PFAS at the site.
- (iv) A site investigation and risk assessment report.
- (v) A detailed remediation strategy and materials management plan.
- (vi) 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 - 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

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

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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