

Date 6 February 2023
Reference CL1034.060223.1
Website www.bury.gov.uk

Department of Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Land adjacent to 23 Meadway, Bury, BL9 9TY, Planning Application: 68709 – Contaminated Land

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

- Preliminary Risk Assessment, Land adjacent to 23 Meadway, Bury, BL9 9TY, LK Consult, Reference: LK 22 1353, 27 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 currently occupied as grassed amenity area in a residential street. Current uses in the surrounding area include residential and public open space. Previous uses at the site have included a man-made channel or goit likely constructed to take water from the River Roch to Mount Sion Bleach Works and Hampsons Mills Print Works. The goit was constructed prior to 1848 and appears to have been infilled in the 1980s. Previous uses the surrounding land uses have included allotment gardens and more recently housing. The site is not within 250m of a landfill, however, a former infilled goit is present on site. The River Roch is situated 20m to the east. The site is situated on alluvial deposits and glacial till over the Trencherbone Rock Sandstone Secondary A Aquifer.

The proposal is for the development of 2 dwellings.

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 walkover was carried out on 2 August 2022 and hand dug trial holes were carried out in three locations. The site was found to be a grassed area with trees around the perimeter.

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Made ground was found to a maximum depth of 0.45mbgl, and comprised frequent brick and rare coal and metal fragment. Solid material was found at 0.4 and 0.45mbgl.

An intrusive investigation is recommended by the consultant to include boreholes, hand dug pits and testing for contaminants of concern. Gas monitoring is required due to the presence and groundwater monitoring dependent on ground conditions found. Please ensure the proposal for the site investigation is submitted to this Section for approval, prior to the investigation commencing.

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.

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) A site investigation and risk assessment proposal.
- (ii) A site investigation report and detailed remediation strategy.
- (ii) 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 report would be expected to include the following:
 - Summary of desk study, site investigation report and remediation strategy.
 - Details of who carried out the work.
 - Details and justification of any changes from original remediation strategy.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Monitoring results for groundwater and gases.
 - Summary data plots and tables relating to clean-up criteria.
 - Plans showing treatment areas and details of any differences from the original remediation strategy.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.

The above information will be required by Planning conditions if Planning Permission is granted.

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 'J Scott', written in a cursive style.

Judith Scott
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.