



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Planning Department

Date 22 August 2024
Reference CL1038.220824.1

Dear Dean

**Radcliffe Civic Hub, 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN, Planning
Application: 69388 – Contaminated Land**

I write regarding the discharge of Condition 3 of the above planning application. The Environment Section has received copies of the following reports:

- Report on Survey of Asbestos Materials at 1 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.231.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at 3 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.229.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at Redds, 5 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.165.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at FME, 7 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.167.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at Former Limelight Amusements, 9 Dale Street, Radcliffe, Manchester, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.163.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.23.4.268.LW, 28 April 2023.
- Report on Survey of Asbestos Materials at 13 Blackburn Street, Radcliffe, Greater Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.227.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at 15 Blackburn Street, Radcliffe, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.225.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at Former William Hill's Bookmakers, Blackburn Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.23.5.237.LW, 19 May 2023.
- Report on Survey of Asbestos Materials at 19 Blackburn Street Radcliffe M26 1AB, APEC Environmental Limited, Reference: CH.23.5.235.LW, 19 May 2023.

- Report on Survey of Asbestos Materials at 21 Blackburn Street, Radcliffe, Greater Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.223.LW, 6 January 2023.
- Report on Survey of Asbestos Materials at 21B Blackburn Street, Radcliffe, Bury, M26 1AB, APEC Environmental Limited, Reference: CH.23.4.246.LW, 21 April 2023.
- Report on Survey of Asbestos Materials at 23 Blackburn Street, Radcliffe, Bury, M26 1AB, APEC Environmental Limited, Reference: CH.23.4.244.LW, 21 April 2023.
- Report on Survey of Asbestos Materials at Radcliffe Market Hall, Radcliffe, Bury, M26 1PN, APEC Environmental Limited, Reference: CH.22.3.590.LW, 20 March 2022.
- Report on Survey of Asbestos Materials at Radcliffe Market Chambers, Radcliffe, Bury, M26 1NN, APEC Environmental Limited, Reference: CH.21.12.030.LW, 13 December 2021.
- Report on Survey of Asbestos Materials at Former TSB Bank, Market Place, Radcliffe, Bury, M26 1PN, APEC Environmental Limited, Reference: CH.22.4.078.LW, 5 April 2022.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence (CL1038.040723.1) have been adequately addressed:

1. Asbestos surveys for the Market Hall-Market Chambers Link Building and 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street.
2. 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 was formerly occupied by Radcliffe Market Hall, Radcliffe Market Chambers, Radcliffe Plaza, a block of retail and commercial premises and a public house. Adjacent land use includes retail and commercial buildings, a carpark and supermarket and a sorting office. Previous land uses at the site have included a dye works, an electricity substation commercial and retail properties, housing, a market hall and marketplace and a bus station. Previous land uses within the surrounding area have included dye works, cotton and textile mills, iron works, chemical works, a gas holder, a preserve works and areas of potential waste disposal. The site does not lie within 250 metres of any known landfill sites but lies adjacent to the River Irwell. The site is situated on the Middle Coal Measures and Nob End Rock Secondary A Aquifers. Overlying drift deposits are likely to be absent or comprise River Terrace Deposits. The site is situated within a Radon Affected Area (Category 3 and Category 2) where up to 3-5% of homes are estimated to exceed the Action Level.

It is understood that the proposed development comprises the demolition of 13-21 Blackburn Street/TSB Bank and construction of a three-storey civic hub building (leisure centre and library), a link block between Radcliffe Market and Market Chambers buildings, and the refurbishment of the Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping.

1. Asbestos surveys for the Market Hall-Market Chambers Link Building and 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street

Pre-demolition asbestos surveys for the remaining buildings have been submitted and the following asbestos containing materials found:

Address	Report	Asbestos Found?
1 Dale Street	Report on Survey of Asbestos Materials at 1 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.231.LW, 6 January 2023.	Bitumen Adhesive residuals (Chrysotile)
3 Dale Street	Report on Survey of Asbestos Materials at 3 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.229.LW, 6 January 2023.	Bitumen Adhesive residuals, Vinyl Floor Tiles and Bitumen Adhesive (Chrysotile)
5 Dale Street	Report on Survey of Asbestos Materials at Redds, 5 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.165.LW, 6 January 2023.	Bitumen residuals (Chrysotile)
7 Dale Street	Report on Survey of Asbestos Materials at FME, 7 Dale Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.167.LW, 6 January 2023.	Bitumen residuals, Vinyl Floor Tiles and Bitumen Adhesive (Chrysotile)
9 Dale Street	Report on Survey of Asbestos Materials at Former Limelight Amusements, 9 Dale Street, Radcliffe, Manchester, M26 1AB, APEC Environmental Limited, Reference: CH.22.12.163.LW, 6 January 2023.	Vinyl Floor Tiles, Vinyl Floor Tiles and Bitumen Adhesive, Thermoplastic, Woven fuse guards (Chrysotile, Amosite)
11 Blackburn Street	Report on Survey of Asbestos Materials at Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.23.4.268.LW, 28 April 2023.	Vinyl Nosing, Vinyl Floor Tiles and Bitumen Adhesive, Insulating Board, Thermoplastic, Gaskets (Chrysotile)
13 Blackburn Street	Report on Survey of Asbestos Materials at 13 Blackburn Street, Radcliffe, Greater Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.227.LW, 6 January 2023.	Woven flash guards, Nose edging, Asbestos Cement, Rope seal, Brake pads, Vinyl floor tiles, Gaskets, Thermoplastic (Chrysotile, Crocidolite, Amosite)

15 Blackburn Street	Report on Survey of Asbestos Materials at 15 Blackburn Street, Radcliffe, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.225.LW, 6 January 2023.	Bitumen Adhesive residuals, Nose edging, Vinyl Floor Tiles and Bitumen Adhesive, Thermoplastic (Chrysotile, Amosite)
17 Blackburn Street	Report on Survey of Asbestos Materials at Former William Hill's Bookmakers, Blackburn Street, Radcliffe, M26 1AB, APEC Environmental Limited, Reference: CH.23.5.237.LW, 19 May 2023.	Bitumen Adhesive residuals (Chrysotile)
19 Blackburn Street	Report on Survey of Asbestos Materials at 19 Blackburn Street Radcliffe M26 1AB, APEC Environmental Limited, Reference: CH.23.5.235.LW, 19 May 2023.	Vinyl floor tiles with bitumen adhesive (Chrysotile)
21 Blackburn Street	Report on Survey of Asbestos Materials at 21 Blackburn Street, Radcliffe, Greater Manchester, M26 1NN, APEC Environmental Limited, Reference: CH.22.12.223.LW, 6 January 2023.	No asbestos found
21B Blackburn Street	Report on Survey of Asbestos Materials at 21B Blackburn Street, Radcliffe, Bury, M26 1AB, APEC Environmental Limited, Reference: CH.23.4.246.LW, 21 April 2023.	Vinyl Floor Tiles and Bitumen Adhesive, Woven Rope to Electrical Cabling (Chrysotile)
23 Blackburn Street	Report on Survey of Asbestos Materials at 23 Blackburn Street, Radcliffe, Bury, M26 1AB, APEC Environmental Limited, Reference: CH.23.4.244.LW, 21 April 2023.	No asbestos found
Radcliffe Market Hall	Report on Survey of Asbestos Materials at Radcliffe Market Hall, Radcliffe, Bury, M26 1PN, APEC Environmental Limited, Reference: CH.22.3.590.LW, 20 March 2022.	Corrugated cement wall sheets, Woven gaskets, Localised cement shuttering to ceiling. Residual insulation to wall, Cement flue pipe, Flange gaskets, Residuals & debris to redundant boiler, Internal wall & roof linings (Chrysotile)

Radcliffe Market Chambers, Blackburn Street	Report on Survey of Asbestos Materials at Radcliffe Market Chambers, Radcliffe, Bury, M26 1NN, APEC Environmental Limited, Reference: CH.21.12.030.LW, 13 December 2021.	Flash guards, Vinyl tiles below carpet (Chrysotile)
Former TSB Bank, Market Place (Market Hall-Market Chambers Link Building)	Report on Survey of Asbestos Materials at Former TSB Bank, Market Place, Radcliffe, Bury, M26 1PN, APEC Environmental Limited, Reference: CH.22.4.078.LW, 5 April 2022.	Mastic seal to frames, VFC and bitumen adhesive, Vinyl stair nosings (Chrysotile)

It is understood that validation information to demonstrate that asbestos containing materials have been removed (including waste transfer documentation), will be provided with the Verification Report.

2. 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 will be submitted in due course.

Conclusion

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) 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 is satisfied that the requirements of Condition 3 have been met and that this condition can now be recommended for discharge.

Condition 4 requires the submission and approval of a verification 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 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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