



## DEPARTMENT OF OPERATIONS

Bury Council Planning Department

Date 7<sup>th</sup> February 2025  
Reference CL1087.070225.1

Dear Planning,

**99 Bury New Road, Ramsbottom, Bury, BL0 0BZ, Planning Application: 70135 – Contaminated Land**

I write regarding the discharge of condition 3 of the above planning application. The Environment Section has received a copy of the following report:

- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, LK Consult, reference LKC 23 1588, dated 23/12/2024

The Environment Section has reviewed the above information in order to assess the following points:

1. [The adequacy of the site investigation.](#)
2. [The adequacy of the final risk assessment.](#)
3. [Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.](#)

### Condition Status Summary

- **Condition 3** – A site investigation has been undertaken and did not encounter any contamination issues. As such no further assessment is required and the condition can be discharged. See point [3](#) for our recommendations.
- **Condition 4** – Not warranted as no remedial actions are required.

It is understood that the approved development comprises the erection of 1 no. dwelling in the side garden of 99 Bury New Road with associated parking.

## 1. The adequacy of the site investigation

The site investigation was undertaken on the 22<sup>nd</sup> of November 2024 and comprised the following:

| Technique               | No. | Comments                                                                                                                                                                                                                   |
|-------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trial Pit               | 1   | Excavated to 1 metres below ground level (m bgl).                                                                                                                                                                          |
| Window sample boreholes | 5   | Sunk to depths of 3.35-4.45m bgl.                                                                                                                                                                                          |
| Soil sampling           | 4   | Samples analysed for a suite of analysis that included metals / metalloids, pH, water soluble sulphate, speciated PAHs, SOM and asbestos screen. Additional testing for TPHCWG, BTEX and MTBE was carried out on 1 sample. |

**Site Ground Conditions:** Ground conditions at the site comprise of cohesive made ground to 1m bgl containing rare timber, brick and glass (reworked natural). Superficial strata comprised horizons of soft to stiff silt and clay which overlaid a weathered mudstone and sandstone bedrock.

**Site Water Conditions:** Perched water strikes were recorded at 0.80mbgl in WS101 and WS105. No groundwater strikes were recorded in the remainder of the boreholes. Groundwater level monitoring within the installed boreholes was undertaken on one occasion recording levels between 0.02mbgl and 0.91mbgl.

## 2. The adequacy of the final risk assessment

**Ground Assessment:** The soil analysis results have been compared to the Defra C4SLs and CIEH/LQM S4ULs for residential with homegrown produce land use. No elevated concentrations of contaminants were identified. No asbestos was encountered.

The consultant has concluded that the risks to human health are low, and consequently, no remedial measures are required.

**Controlled Waters Assessment:** The site investigation did not identify any significant sources of likely mobile contamination within the soils. As such the risk was considered to be low.

**Ground Gas Assessment:** As no significant depth of made ground was encountered gas monitoring was not carried out. As such the risk was assessed to be low.

The final risk assessment appears to be **adequate**.

**3. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment**

No further information is required to address the planning conditions. It is recommended that a watching brief for unforeseen contamination is carried out during the build. Should adverse ground conditions be encountered this section should be contacted for advice. Furthermore, should there be a need to import soil for garden use this should be tested to confirm that it is free of contaminants and suitable for use.

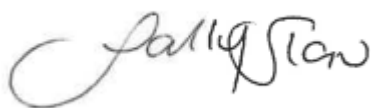
This Section of satisfied that the requirements of Condition 3 have been met and that this condition can now be recommended for discharge. As no remedial actions are required, condition 4 is no longer warranted.

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

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

**Sally Shaw**  
**Environmental Protection Officer**

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