

Date 19 April 2022
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Website www.bury.gov.uk

Department for Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

Titus Barn, Bradley Fold, Road, Radcliffe, BL2 5QR. Planning Application: 68002 and 64326 – Contaminated Land

The Environment Section has received a copy of the following report:

- Geo-Environmental Phase 1 Desk Study, Land adjacent to 55 Bradley Fold Road, Ainsworth, Bury, BL2 5QR, Adeptus Consulting, Reference: A21111-R01, November 2021.

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 an agricultural building, a garden area and parking. Current uses in the surrounding area include residential, farms and open farmland. Previous uses at the site and in the surrounding area have included a sandstone quarry, land associated with a dwelling and a possible orchard with outbuildings. The current building appears to date from the 1960s or 1970s. The site is not located within 250m of a known landfill or in close proximity to any major surface watercourse but a number of land drains are located within the surrounding area. The site is located over the Cannel Rock Sandstone Secondary A Aquifer (drift deposits are likely to be absent).

The proposal is to convert the agricultural barn to a dwelling.

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 4 November 2021. The site was found to be occupied by a steel portal framed agricultural barn with yard space to its north, west and south. No on-site potential sources of contamination were found. However it is possible that the cladding of the building is likely to contain asbestos. A small mound of builder's waste was noted south of the entrance consisting of concrete blocks from a wall or similar. Further blocks and bricks were stacked north of the entrance.

The principal source of potential contamination is considered to be Made Ground from the demolition of previous structures and possibly imported use.

The consultant has recommended further assessment in the form of intrusive investigation to enable quantitative screening of the relevant pathways identified in the initial conceptual model. Please provide a proposal for the further investigation.

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) Site Investigation proposal.
- (ii) Site Investigation and Remediation Report.
- (iii) 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:
 - Details of ground conditions and of any unforeseen contamination.
 - Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - 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



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.

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