

Date 28 July 2023
Reference CL1032.280723.1
Website www.bury.gov.uk

Department for Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

4 Brookthorpe Road, Bury, BL8 3AD. Planning Application: 69142. Contaminated Land

The Environment Section has received a copy of the following:

- Preliminary Risk Assessment, 4 Brookthorpe Road, Bury, BL8 3AD, Worms Eye, Reference: Brookthorpe Road/BL8 3AD/2022, 27 September 2022.
- 4 Brookthorpe Road, Bury, BL8 3AD, Intrusive Report, Worms Eye, Reference: Brookthorpe Road / BL8 3AD / 2022, 29 May 2023.
- 4 Brookthorpe Road, Bury, BL8 3AD, Remediation Strategy, Worms Eye, Reference: Brookthorpe Road / BL8 3AD / 2022, 29 May 2023.
- Request to discharge Condition 3, 11 July 2023.

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. 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 detached residential dwelling and gardens. Current uses in the surrounding area includes residential and open land. Previous uses at the site have include open land/farmland. Previous uses in the surrounding area have included coal mining (an old shaft and pump house are marked in the historical maps) and potential infilled ponds. The site is not located within 250m of a known landfill site and is not situated in close proximity to any major surface watercourses. The site is underlain by the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till.

The proposal is for the demolition of the existing dwelling and development of a dwelling including detached garage/annex.

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 26 September 2022 and the site was found to be occupied by a house with gardens and a tarmac drive. No visible signs of contamination were found.

A limited intrusive investigation was recommended by the consultant to confirm if made ground is present and test for contamination.

2. The adequacy of the site investigation

The following site investigation was carried out on 10th May 2023:

Technique	No.	Comments
Boreholes	5	BH1 – BH5 to depth from 4.50 – 6.20m bgl.
Trial Holes	2	THA and THB from 0.30 – 0.50m bgl
Soil Samples	7	Metals suite, speciated (16) polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons according to the Total Petroleum Hydrocarbon Working Group (TPHCWG), asbestos screen, and free and total cyanide, phenols and soil organic matter.

Site Ground Conditions: Made Ground was found to extend from 0.16 to 1.7m bgl. consisting of rubble and sandstone. Made ground was underlain by clay which was proven to a depth of 0.75 – 5.1m. depth

No asbestos was found.

Site Water Conditions: Groundwater levels were not noted, and no groundwater or leachate testing has been carried out.

Site Ground Gas Conditions: No ground gas sources were found therefore gas monitoring has not been carried out.

3. The adequacy of the final risk assessment

Ground Assessment: Results of the analysis have been compared against residential C4SLs, soil guideline values provided by CLEA and values based on the LQM/CIEH S4ULS.

Levels were found to be below thresholds and therefore no remedial measures are deemed necessary.

Controlled Waters Assessment: No groundwater or leachate testing has been carried out as no sensitive receptors have been identified and no contaminant exceedances have been found.

Ground Gas Assessment: No risk from ground gas has been found to the site.

4. The acceptability of the proposed remediation strategy

The following measures are proposed:

- A watching brief for unexpected contamination to be maintained. If unexpected contaminants (e.g. asbestos, oily material, unusual smells) are seen, especially during excavations, work should cease and the consultant be notified and the site inspected. Regular photographs of excavations to be included in the validation report.
- All imported soils to be proved to be uncontaminated and tested according to their source:
 - Greenfield soils – minimum of 3 tests or 1 test per 100m³ (whichever is greater). Testing to include arsenic, cadmium, chromium (total), chromium VI, copper, mercury, nickel, lead, selenium, zinc, PAH (16 USEPA speciation), asbestos, TPHs (speciated), boron, cyanide, thiocyanate, sulphide, sulphur, sulphate, pH, Som.
 - Brownfield/screened/manufactured soils – minimum of 3 tests or 1 test per 50m³ (whichever is greater). Testing to include arsenic, cadmium, chromium (total), chromium VI, copper, mercury, nickel, lead, selenium, zinc, PAH (16 USEPA speciation) asbestos, TPHs (speciated), boron, cyanide, thiocyanate, sulphide, sulphur, sulphate, pH, SOM.
- Tests carried out on the imported material, either by the supplier or the consultant, to be screened against residential values, based on 1% SOM. If these are exceeded, site specific value may be derived, subject to them being appropriate.
- Excavated soils in the area of the proposed house and garage would not be classed as hazardous waste and would be suitable for disposal to inert landfill.
- A validation report will be required on completion, this will require but not necessarily be limited to:
 - Tickets from waste removal contractor and receiving landfill.
 - Contamination test results for tests on imported soils.
 - Photographs to confirm thickness of imported soil types.
 - Document (receipt, delivery notes) to show soil types and sources.

The remedial proposals are acceptable to this Section.

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.

5. 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) 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:
 - Validation of the imported materials and depth of cover system.
 - Laboratory and *in-situ* test results.
 - Photographic and other media records.
 - Validation of the installation of the gas protection measures.
 - Waste management details and records.
 - EA Exemption licence.
 - Confirmation that remediation objectives have been met.

This Section can recommend discharge of Condition 3. Prior to recommending discharge of Condition 4 a verification report (item (i) above) is required for submission.

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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