

Date 13 September 2022
Reference CL1020.130922.1
Website www.bury.gov.uk

Department of Operations

Dean Clapworthy
Bury Council Planning Department

Dear Dean

Land at Burns Avenue, (rear of 26/28 St. Peters Road), Bury, Planning Application: 68174 – Contaminated Land

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

- Preliminary Risk Assessment (Desk Study), Land to the rear of 26 / 28 St Peters Road, Bury, Worms Eye, Reference: St Peters Road / BL9 9RB / 2022, 5 May 2022.
- Proposed Investigation, Land to the rear of 26 / 28 St Peters Road, Bury, Worms Eye, Reference: St Peters Road / BL9 9RB / 2022, 17 May 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 is currently in use as the back gardens to 26 and 28 St Peters Road surrounded by residential properties and the cemetery to the north. Historically the site has been in use as open fields prior to being developed as the existing houses in the 1930s.

The site is not within 250m of a landfill site and is situated above the Trencherbone Rock Sandstone Secondary A Aquifer which is overlain by Glacial Till.

It is understood that the proposal is to develop 2 semi-detached residential properties.

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 5 May 2022 and found the site to be covered by grass

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with a green house in the northeast corner and two piles of rubble/garden/household waste in the west.

The consultant has concluded that it is unlikely that contamination is present, however, an intrusive investigation has been recommended. Unless a substantial depth of made ground is encountered, gas monitoring will not be undertaken.

Proposed Investigation

- Excavate 6 trial holes to about 1m deep, to include 2 along the line of the suspected former stream.
- Test 4 shallow samples for heavy metals, sulphate, phenols, asbestos, TPHs and PAHs.
- Test 2 deeper samples for a suite of contaminants suitable for selecting water pipes.

The desk study information and proposed investigation provided appear to be generally acceptable, however, the site photographs confirm a substantial amount of waste on site which could contain asbestos. Please ensure the waste is disposed to a suitable waste facility, waste transfer documentation is included in the verification report and that asbestos is tested for in the suite on analysis of the shallow soils.

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 and Risk Assessment Report.
- (ii) Remediation Strategy.
- (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:
 - 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:
 - Validation information for all imported soil material.
 - Details of the findings of the watching brief confirming that no unforeseen contamination was encountered or information of how contamination was dealt with. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.
 - Copies of waste management records to ensure that any material removed from site was disposed of at a suitably licensed waste disposal facility.
 - Confirmation that remediation objectives have been met.

The above information will be required by planning conditions, if 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.