



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Planning Department

Date 8 March 2024
Reference CL1076.080324.1

Dear Dean

1 Ferngrove House, Rochdale Old Road, Bury, BL9 7LS, Planning Application: 70368 – Contaminated Land

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

- Phase 1 Preliminary Risk Assessment, Ferngrove House, Bury, LK Consult, Reference: LKC 23 1742-A1-PRA-Ferngrove House, Bury R0, 21 December 2023.

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 occupied by part of Ferngrove House and associated garage and garden. Current uses in the surrounding area include residential, retail premises, an electricity sub-station, public open space and the M66 motorway. Previous uses at the site have included Ferngrove House, which has been present on the site since prior to 1848. Previous uses in the surrounding area have included Fern Grove Woollen Mill (later a weaving mill and cotton mill) and reservoirs, Moss Field Woollen Mills and reservoirs, terraced properties, and allotment gardens. The site is not situated within 250m of any registered landfill sites. A stream runs close to the east of the site, which is culverted to the north and south. The site is situated above the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. The site is not within a Radon Affected Area.

It is understood that the proposed development comprises the demolition of an existing garage at side and the construction of 3-storey extension at side to provide 6 no. additional single occupancy bedrooms (13 no. in total) to an existing HMO with associated parking. No new soft landscaping is proposed.



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.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

A site reconnaissance visit was carried out on 15 December 2023 as part of the preliminary risk assessment. The site was found to comprise a semi-detached residential property with cellar and a detached garage with a corrugated metal roof. The garden areas are mainly hardstanding with small areas of soft landscaping. No visual or olfactory evidence of hydrocarbon contamination was identified.

Three no. hand dug trial holes (HD1, HD2 and HD3) identified topsoil-like made ground to between 0.2 and 0.4m, over made ground (HD2 only) containing clinker and ash to 0.4m, over natural sand and clay deposits. BGS boreholes excavated within 100m of the site identified the presence of made ground or topsoil over localised alluvium over glacial clay and sand deposits, over shale and sandstone bedrock.

The preliminary risk assessment has concluded that there is a moderate/low to low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, no site investigation is considered necessary. However, the following action is proposed:

- A watching brief to identify and deal with any previously unforeseen contamination, including sources of ground gas. If evidence of potential contamination is found further assessment and investigation will be carried out LK Consult.

Additionally, the following action should also be undertaken:

- Excess soil material to be disposed of at a suitable waste disposal facility.

Validation information for these actions will be required.

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) 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:
- Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
 - Details of any soil material excavated and removed from site including copies of waste management records.

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

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 'Rebecca Jones', with a stylized, cursive script.

Rebecca Jones
Environmental Protection Officer

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