



**DEPARTMENT OF
OPERATIONS**

Date 19 September 2023
Reference CL1041.190923.1

Helen Pressley
Bury Council Planning Department

Dear Helen

2 Taylors Lane, Ainsworth, Bolton, BL2 6QS. Planning Application 69995, Contaminated Land.

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

- Geo-Environmental Audit, Phase 1, Preliminary Risk Assessment, Phase 3 Remediation Statement, Proposed Commercial Development, 2 Taylors Lane, Bolton, BL2 6QS, TJ Booth Associates, March 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. The acceptability of the proposed remediation strategy.
3. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.

The site has historically been in use as open fields with a small building on site. Additional outbuildings were developed between 1893 and 1930. Surrounding historical uses were predominantly rural with farmhouses and in the wider area cotton mills, ponds and quarries. Currently the site is occupied by a steel framed shed surrounded by fields and some residential.

The site is not within 250m of a registered landfill. The site is situated above the Lower Coal Measures Formation Secondary A Aquifer overlain by Glacial Till.

The proposal is to convert the garage building to residential.

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 in April 2023. The workshop was found to be a brick/stone masonry structure and comprised an asbestos corrugate sheet roof. The site entrance opened to an unmade courtyard leading to a parking area to the northwest corner, a new steel framed/plastisol cladded storage shed centre north, an enclosed paddock & chicken coop area to the northeast corner, and a static caravan to the southeast corner. The courtyard ground was generally made up of hardcore and/or limestone chippings which had created a hard surface. In the paddock area, soils generally appeared clean/virgin with some limestone around in a small central channel, and leading nominally to the north boundary, presumably a drainage channel for surrounding rainwater runoff management. There was no evidence of current/former fuel tanks noted. Inside the workshop, a stove/wood burner was noted. The site was surrounded by agricultural fields with farmhouses to the south.

The consultant concluded that potential contaminants may be present in the form of made ground and asbestos in the building roof. However, it was considered that there was no pollutant linkage from the made ground as pollutant linkage is unlikely due to lack of credible pathways. Made ground is relatively thin and comprises hardcore and/or limestone chippings only noted in vehicular areas to firm up the ground. Other areas such as the paddock & chicken coop appeared to comprise natural soils.

The asbestos roof sheets were in good condition and thus no credible chance of finding asbestos in soils. Potential contamination from the asbestos roof sheeting can be mitigated by adhering to HSE policy on asbestos removal.

2. The acceptability of the proposed remediation strategy

The following remedial measures have been recommended:

- The ACM asbestos roof sheet must be carefully handled and taken away from Site in strict accordance with HSE guidance and protocols and be disposed of to a suitable waste facility.
- Should any suspected potential contamination be noted within the groundworks or construction phases of development, the associated areas should be isolated and professional environmental advice sought from a suitably qualified environmental consultant.

Additionally, the following will be required for submission:

- Testing of any imported materials to ensure they are suitable for use, to include the provision of source details.
- If any material is taken off site waste transfer documentation will be required for submission.

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.

3. 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) Pre-demolition asbestos survey report and confirmation asbestos containing materials have been removed.
- (ii) 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 and details of the watching brief to be carried out during works.
 - Waste Transfer Notes for any material taken off site.
 - Testing and source details for any imported materials.

The above 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

A handwritten signature in black ink, appearing to read 'J Scott'.

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.

Privacy Policy: Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.