



**DEPARTMENT OF
OPERATIONS**

Dean Clapworthy
Bury Council Planning Department

Date 13 August 2024
Reference CL1038.130824.1

Dear Dean

**Radcliffe Civic Hub, 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN, Planning
Application: 69388 – Contaminated Land**

I write regarding the discharge of Condition 3 of the above planning application. The Environment Section has received copies of the following report(s):

- Remediation Statement for land at Radcliffe Hub, Radcliffe, ID GeoEnvironmental Limited, Reference: 5238-G-R002 Rev B, April 2023.
- Materials Management Plan, ID GeoEnvironmental Ltd, Reference: 5238 V-1-R0, 11 December 2023, and QP Declaration, 13 December 2023.
- Radon Gas Protection Measures Verification Implementation Plan for Radcliffe Civic Hub, Radcliffe, ID GeoEnvironmental Limited, Reference: 5238-G-R004, 9 August 2024.

The Environment Section has reviewed the above information in order to assess whether the following items requested in my previous correspondence (CL1038.040723.1) have been adequately addressed:

1. Asbestos surveys for the Market Hall-Market Chambers Link Building and 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street.
2. A copy of the Materials Management Plan.
3. A copy of the Implementation Plan for the radon protection measures and post completion monitoring programme.
4. 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.

A copy of the Remediation Strategy (Reference: 5238-G-R002 Rev B, April 2023) has previously been received and reviewed in letter reference CL1038.040723.1.

The site was formerly occupied by Radcliffe Market Hall, Radcliffe Market Chambers, Radcliffe Plaza, a block of retail and commercial premises and a public house. Adjacent land use includes retail and commercial buildings, a carpark and supermarket and a sorting office. Previous land uses at the site have included a dye works, an electricity substation commercial and retail properties, housing, a market hall and marketplace and a bus station. Previous land uses within



the surrounding area have included dye works, cotton and textile mills, iron works, chemical works, a gas holder, a preserve works and areas of potential waste disposal. The site does not lie within 250 metres of any known landfill sites but lies adjacent to the River Irwell. The site is situated on the Middle Coal Measures and Nob End Rock Secondary A Aquifers. Overlying drift deposits are likely to be absent or comprise River Terrace Deposits. The site is situated within a Radon Affected Area (Category 3 and Category 2) where up to 3-5% of homes are estimated to exceed the Action Level.

It is understood that the proposed development comprises the demolition of 13-21 Blackburn Street/TSB Bank and construction of a three-storey civic hub building (leisure centre and library), a link block between Radcliffe Market and Market Chambers buildings, and the refurbishment of the Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping.

1. Asbestos surveys for the Market Hall-Market Chambers Link Building and 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street

No additional information has been submitted. It is understood that asbestos surveys have been carried out on some units and that further surveys will be completed on the remaining units. Please submit the asbestos survey reports once they have been completed.

Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed.

2. A copy of the Materials Management Plan

Copies of the Materials Management Plan (completed by ID Geoenvironmental Ltd, Reference: 5238 V-1-R0, 11 December 2023) and QP Declaration (submitted 13 December 2023) for the re-use of site won material at the site, have previously been received. No further information is required regarding this issue.

3. A copy of the Implementation Plan for the radon protection measures and post completion monitoring programme

The Remediation Strategy (Reference: 5238-G-R002 Rev B, April 2023) required that an Implementation Plan be developed to demonstrate how the radon protection measures will be installed and validated. A copy of the Radon Gas Protection Measures Verification Implementation Plan (Reference: 5238-G-R004, 9 August 2024) has now been received.

The following radon protection measures have been recommended as the site is located within a Category 3 Radon Affected Area. Due to the complexity of the building design a mixture of different Juta GP gas resistant products will be used:



Basic Radon Gas Protection Measures	Products Used
Gas Protection Membrane/DPM	Juta TitanBond (pre-applied bonded gas/waterproofing membrane and geotextile) Juta GP-TitanFlex (gas/waterproofing membrane) Juta GP5 Membrane (multi-layered composite membrane)
Concrete Surfaces	Juta GP Liquid Barrier (liquid gas/waterproofing barrier) Juta GP Sealant (joint sealant and adhesive) Juta GP CAB Flex (two component (cement and liquid polymer) waterproofing coating system)
Service Penetrations/ Steel Work Penetrations	Juta GP Liquid Barrier (liquid gas/waterproofing barrier) Juta GR-SAM (self-adhesive membrane) Juta GP Sealant (joint sealant and adhesive)
Corner/ Threshold Detail	Juta GR-SAM (self-adhesive membrane) Juta GP-TitanFlex (gas/waterproofing membrane) Juta GP5 Membrane (multi-layered composite membrane)
Sealing Tape	Juta Titan Tape (butyl tape)

The verification actions will comprise independent visual inspection, air-lance integrity testing, and mechanical point stress testing (where air-lance testing is not possible due to complex design, limited access or the presence of steelwork). These actions will be undertaken and reported on in a verification report by ID GeoEnvironmental.

Copies of the foundation drawings illustrating the measures to be installed and copies of the manufacturer's specification sheets for the chosen products have been included in the Implementation Plan.

Post-completion radon gas monitoring will be carried out within the building following completion of the development. This will be carried out and reported on by a separate specialist contractor.

The proposed radon protection measures and verification plan are acceptable to this Section.

- 4. 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.**

A verification report will be submitted in due course.

Conclusion

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) Asbestos surveys for the Market Hall-Market Chambers Link Building and 1-9 (odd no.) Dale Street and 9-23 (odd no.) Blackburn Street.
- (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.

This Section cannot recommend discharge of Condition 3 until item (i) has been submitted and approved.

Condition 4 requires the submission and approval of a verification report.

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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