



**DEPARTMENT OF
OPERATIONS**

Helen Leach
Bury Council Planning Department

Date 14 February 2025
Reference CL781.140225.1

Dear Helen,

Carvansons LLP, Hollins Vale Works, The Hags, off Hollins Vale, BL9 8QG Planning Application: 58002 and 60350 – Contaminated Land

Condition Status Summary:

58002 (approved 11 December 2014) - First floor office extension and portal frame extension to storage/manufacturing area:

- **Condition 4** – Previously recommended for discharge in letter [CL781.030216.1](#).
- **Condition 5** – Recommended for discharge.

60350 (approved 12 September 2016) - Portal frame extension to storage/manufacturing area:

- **Condition 4** – Requirements previously met see letter [CL781.030216.1](#).
- **Condition 5** – Recommended for discharge.

A copy of this letter should be forwarded to the applicant.

I write regarding the discharge of Condition 5 of the above planning applications. The Environment Section has received a copy of the following report:

- Site Completion Report, Hollins Vale Works, Bury, LK Consult, Reference: LKC241711-D1-SCR-Hollins Vale Works Final, 15 January 2025.

The Environment Section has reviewed the above information in order to assess whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.

Prior to redevelopment for manufacturing, the site had formerly been in use as a bleach and dye works with associated reservoirs followed by a perfume works. Surrounding historical land uses have included bleach works, reservoirs, tanks, filled ground, glue and gelatine works and settling tanks. The site is not within 250m of any registered landfills although there are likely to be areas of infilled land in the vicinity. The site is situated above the Trencherbone Rock Sandstone and the



Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. Hollins Brook is situated adjacent to the north of the site.

The following reports were submitted in support of planning applications ([58002](#) and [60350](#)) for the construction of a portal frame extension to the storage/manufacturing area of the existing industrial building, which was completed in 2016 without satisfying planning obligations:

- Preliminary Risk Assessment, Hollins Vale Works, Bury, LK Consult Ltd, Ref: CL1318, August 2014.
- Geo-Environmental Investigation and Risk Assessment, Hollins Vale Works, Bury, LK Consult Ltd, Ref: LKC 15 1231, October 2016.

The site investigation found ground conditions at the site comprised made ground to depths of 1.50mbg consisting of brick fragments, metal and ash, underlain by organic silt which is underlain by sandy clayey silt. Soil sampling identified elevated lead concentrations at one location and the presence of asbestos in another sample. However, the risks to human health were considered low as the elevated lead will be beneath hardstanding. No elevated concentrations of contaminants were found within the surface water or groundwater samples. Gas monitoring did not encounter methane, but elevated levels of carbon dioxide (7.8% v/v) were recorded. Flow rates were low (maximum 0.7 l/h). The risk from gas ingress was considered low due to the low flow rates encountered and the fact the new building would be well-ventilated.

The following remedial actions were proposed and agreed in letter CL781.030216.1:

- Good environmental management and standard health and safety precautions to be adopted.
- Due to the presence of asbestos containing materials additional precautions will be required in this area of the site. It is therefore recommended that an appropriate Asbestos Management Strategy is developed and adopted for all intrusive works.
- If any unusual ground conditions and/or visual or olfactory evidence of contamination are encountered on site, LKC and the Authority should be informed and further assessment may be required.
- If piling is to be carried out good practice (Environment Agency) for the drilling of piles of contaminated sites should be adhered to.
- A Site Completion Report to be prepared to include as a minimum: confirmation on the absence of unexpected contamination; photographs and information on any waste disposal undertaken.

The extension is located at the rear of the building. It is understood that the development was completed in 2016 but a completion / verification report was not submitted.

Luke Whowell of Carvansons and Colin Crompton of LK Consult got in touch in October 2024 regarding the outstanding undischarged condition. The building is owned by the Pension scheme of Carvansons but no longer occupied by Carvansons and the property is to be sold. A site visit and meeting was completed on 16 October 2024.

An inspection of the inside and rear of the new portal frame extension at the of the extension. The extension was found not to be piled but has a ground slab. No evidence of excess mounds of soil at rear, so material excavated must have been removed from site.

Completion Report

A completion report has now been submitted, which addresses the following:

- **Good environmental management and standard health and safety precautions to be adopted.**

LKC have spoken to the contractor, G&W Building Services of Radcliffe, who have indicated that a Construction Health and Safety Plan would have been in place during the build phase. However, given the time that has elapsed a copy of the plan is not available.

- **Due to the presence of asbestos containing materials additional precautions will be required in this area of the site. It is therefore recommended that an appropriate Asbestos Management Strategy is developed and adopted for all intrusive works.**

During the original site investigation, asbestos (chrysotile) fibres were identified in one sample (0.019% was recorded in WS101), which is located beneath the building footprint of the extension.

No evidence has been obtained by LKC to demonstrate that an Asbestos Management Strategy was produced for the development. The contractor, G&W Building Services of Radcliffe, have suggested that the control measures implemented as part of a Construction Health and Safety Plan would reduced the risks of dust and fibre being released.

LKC have considered guidance in CIRIA C7332 regarding the potential for airborne asbestos fibre release. Based on the concentration of asbestos found to be present and the moisture content of the soil, the likelihood of fibres being released from the soil during the build phase is considered low.

Additionally, it is noted that the site comprises mainly of hardstanding and any future risk to site users is considered low.

- **If any unusual ground conditions and/or visual or olfactory evidence of contamination are encountered on site, LKC and the Authority should be informed and further assessment may be required.**

Based on information provided by the contractor and the client, no evidence of additional contamination or unusual ground conditions were noted during the development.

Photographs of the site taken before (2014-2016) and during (2016) the development have been provided. These included photographs taken by the Partington & Associates (Structural

Engineers for the site) in 2016 during a further trial pitting exercise to provide additional information for the foundation design, which show the ground conditions encountered, which appear similar to those encountered in the LKC investigation. Photographs provided by the client show the foundation excavation and construction of the floor slab.

- **If piling is to be carried out good practice (Environment Agency) for the drilling of piles of contaminated sites should be adhered to.**

A pad foundation was adopted, and no piling was required.

- **A Site Completion Report to be prepared to include as a minimum: confirmation on the absence of unexpected contamination; photographs and information on any waste disposal undertaken.**

A site completion report has now been provided by LKC, which includes the following information:

- Confirmation on the absence of unexpected contamination (see above).
- Photographs of the site and ground conditions before and during the development (see above).

No waste transfer notes for this material have been located by LKC. The perimeter bund, of demolition rubble and made ground from site clearance works present along the boundary with Hollins Brook was shown to be present in the photographs from 2015 and 2016. This material was no longer found to present on-site in a visit made in October 2024, and consequently, must have been removed from site at some point during the development. The contractor, G&W Building Services of Radcliffe, has stated that excess soil material was removed from site by a suitably licenced waste disposal contractor, but have been unable to provide documentary evidence due to the time that has elapsed.

Conclusion

Although some verification information is missing due to the time that has elapsed between construction and the production of the Completion Report, given the low-risk nature of the development, on this occasion, this Section is satisfied that the development does not pose a risk to human health and the environment.

Consequently, this Section is satisfied that Condition 5 for applications 58002 and 60350 can be recommended for discharge.

Condition 4 has previously been recommended for discharge.

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

Rebecca Jones
Environmental Protection Officer

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