

Graham Atkinson BA DMS MIMSPA
Executive Director of
Communities and Neighbourhoods

Our ref CL631.030413.1
Your ref 55103
Date 3 April 2013
Please ask for Rebecca Jones
Direct line 0161 253 6392
Direct fax 0161 253 5563
E-mail rebecca.jones@gmail.com

David Fowler BA (Hons)
Assistant Director
(Localities)

Gary Dearden
PPY Design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

Dear Gary

**496 Bolton Road, Bury, BL8 2DU, Planning Application: 55103 –
Contaminated Land**

I write regarding discharge of condition 4 of the above planning application. The Environment Section has received a copy of the following documents:

- Email from Gary Dearden, PPY Design, regarding 496 Bolton Road, Bury, dated 20 March 2013.

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

1. Confirmation as to whether any waste material has previously been removed from site.
2. Waste transfer documentation and validation photographs for the removal of all the demolition waste.
3. Confirmation as to whether it is proposed to import any material for the use in the garden areas.
4. A completion report for the development.

The site is currently vacant following the demolition of one half of a pair of semi-detached houses. Surrounding current land use is mainly residential. Previous land uses at the site have included open land and a semi detached property that was constructed prior to 1930. Previous land uses in the surrounding area have included a brickfield which was present on the 1893 historical map (located approximately 90 metres to the east) and possible infilled ponds. The site does not lie within 250 metres of any known landfill sites but the brickfield may have been used for waste disposal prior to its use as a recreation ground. The site is not in close proximity to any major surface watercourses but lies above glacial till over the Lower Coal Measure and Cannal Rock Secondary A aquifers. Two faults which trend north-west to south east are located close to the site.



**Electronic service of legal
documents accepted only at:**
Email: legal.services@bury.gov.uk
Fax: 0161 253 5119

Environmental Services
3 Knowsley Place
Duke Street, Bury, BL9 0EJ
www.bury.gov.uk

It is understood that the proposed development comprises the construction of a single semi detached house and that the previous property was demolished without planning permission.

1. Confirmation as to whether any waste material has previously been removed from site

It is understood that following the demolition of the property, JK Construction organised the removal of demolition waste from site.

2. Waste transfer documentation and validation photographs for the removal of all the demolition waste

A Waste Transfer Note has been received for two 8 yard skips of general waste which was removed from site by M60 Skip Hire under permit number EPR/HB3338AT and waste carrier licence CB/NM3187AT.

3. Confirmation as to whether it is proposed to import any material for the use in the garden areas

It is understood that it is not currently proposed to bring on any additional material for use in the garden area.

4. A completion report for the development

It is understood that a completion report will be submitted at the end of the development. A watching brief will be carried out by the contractor in order to identify and deal with any significant contamination identified during the development. Please ensure that a photographic record of the development focusing on the foundation excavations is kept for submission as part of the completion report.

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) A completion report that includes the following:
- Waste transfer documentation for the off-site disposal of any additional material excavated during the development.
 - Details of the findings of the watching brief confirming that no unforeseen contamination was encountered or information of how contamination was dealt with. A photographic record of the foundation excavations, to illustrate the ground conditions, should be included.
 - Confirmation that no additional material was required for use in garden areas as previously stated or details and testing results of any imported material for use in garden areas, in order to ensure that it is clean and suitable for use (if material is required).

- Details of the total amount of material installed in order to determine if the amount of sampling is sufficient (1 per 50m³ for topsoil, 1 per 250m³ for subsoil, minimum of 3 samples).
- Details of the source of the imported material.
- Chemical analysis certificates.
- Details of where samples were taken from.
- Photographic record of the installation of the cover material.

This Section is satisfied that the requirements of condition 4 have been met and will recommend to Planning that this condition can now be discharged.

Item (i) above is required for submission and approval before Condition 5 can be recommended for discharge.

In order to obtain formal discharge of any conditions, please contact Jane Langan of Bury Council Planning Division on 0161 253 5316.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



Rebecca Jones
Environmental Protection Officer

c.c	Jane Langan	Bury Council Planning Division
	Rob Thorpe	Bury Council Building Control
	Steve Logan	Bury Council Building Control

Please Note:

The Environmental Services Division 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.