

Graham Atkinson BA DMS MIMSPA
Executive Director of
Communities and Neighbourhoods

Our ref CL717.201113.1
Your ref 13-10-02
Date 20 November 2013
Please ask for Judith Scott
Direct line 0161 253 5581
Direct fax 0161 253 5563
E-mail j.scott@bury.gov.uk

David Fowler BA (Hons)
Assistant Director
(Localities)

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

Dear Mr Dearden

**Demolition of garage and replacement with garage with living accommodation,
Tower View, Lumb Carr Road, Holcombe, Planning Application: 56866 –
Contaminated Land**

The Environment Section has received a copy of the following report:

- Phase 1 Desk Study Report for Tower View, Demeter Environmental Ltd, Reference: 13-10-02, October 2013.

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 previously been and is currently in use as a garage to a house. The site is not within 250m of any registered landfill sites and is situated above the Lower Haslingdon Flags Sandstone and Millstone Grit Secondary A Aquifer overlain by Till and Glaciofluvial Deposits.

It is understood that the proposed development comprises the demolition of the garage and replacement with a garage with living accommodation.

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



**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

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 has identified the possibility of made ground and hydrocarbon contamination beneath the site.

The desk study information appears to be acceptable.

2. The acceptability of the proposed remediation strategy

The following measures are proposed so that any potential contamination identified on site no longer presents a risk:

- The consultant has recommended that a Watching Brief be carried out following demolition of the garage and during earthworks. The Watching Brief is to identify if there is any potentially contaminative made ground beneath the garage.

The proposed remediation strategy is acceptable to this Section. In addition there is the potential for asbestos to be present in the garage therefore an Asbestos Survey is required prior to demolition.

3. Whether the information submitted is sufficient to determine that site presents a low risk to human health and the environment

If the above planning is granted, the following will be required for submission in order for this Section to be satisfied that this development does not pose a risk to human health or the environment.

- (i) An Asbestos Survey.
- (ii) Submission of the findings of the Watching Brief and details of how any contamination identified was dealt with.
- (iii) Details of any material brought on to or removed from site including waste transfer documentation and testing data.

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

Yours sincerely



Judith Scott
Environmental Protection Officer

c.c

Helen Longworth

Bury Council Planning Division

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.