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Our Ref CL884.220318.1
Your Ref 62529
Date 22 March 2018
Please ask for Judith Scott
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Department for
Communities & Wellbeing

Lesley Jones
Director of Public Health

Jennie Townsend
Bury Council Planning Department

Dear Jennie

**Land adjacent to 2 Rufford Drive, Whitefield, Bury, Planning Application:
62529 – Contaminated Land**

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

- Phase 1 Desk Study Report for Land Adjacent to 2 Rufford Drive, Whitefield, Demeter Environmental, Reference: 18-01-10, January 2018

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. 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 agricultural land and by 1907 Elms Drive ran across the site. The road was removed and then the site became open land. Surrounding potentially contaminative uses include reservoirs which have been infilled, the nearest being 130m south west. By 1956 houses had been developed in the surrounding area and Elms Playing Fields to the south. Currently the site is a vacant parcel of land with shrubs.

There are no registered landfill sites within 250m of the site. The site is situated above the Middle Coal Measures Secondary A Aquifer which is overlain by Glaciofluvial Deposits.

It is understood that the proposed development comprises two dwellings.

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 did not identify any evidence of contamination.

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The desk study information provided appears to be sufficient to assess the potential risks at the site. No further site investigation has been recommended although the following recommendations have been made:

- In lieu of gas monitoring it is proposed that gas protection measures are to be installed. Details of the protection measures are to be provided to this Section.
- Should unexpected contamination be found during the development this should be dealt with accordingly which may involve removal, testing and assessment by a suitably experienced engineer.

The above recommendations are acceptable to this Section.

2. Whether the information submitted is sufficient to determine that 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) Details of the proposed gas protection measures including foundation design, gas membrane specification and verification methodology for the installation.
- (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 above information will be required by planning conditions of 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', written in a cursive style.

Judith Scott
Environmental Protection Officer

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.