

Our Ref CL246.060918.1
Your Ref 63056
Date 6 September 2018
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Department for
Communities & Wellbeing

Lesley Jones
Director of Public Health

Tom Beirne
Bury Council Planning Department

Dear Tom

Windacre Works, Mather Road, Bury, BL9 6RB, Planning Application: 63056 – Contaminated Land

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Phase I Desk Study Report for Land at Windacre Works, Mather Road, Bury, BL9 6RB, Demeter Environmental Ltd, Reference: 18-06-03 Revision 0, June 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 is currently occupied by former mill buildings partly used as a welding workshop. Surrounding current land uses include open land, woodland, a reservoir, a derelict works and residential housing. The site has historically been in use as a Bleach and Dye Works with an associated reservoir, followed by a Bleach Works and a Welding Works. Surrounding land uses have included an Agricultural Machinery Works, an Engineering Works, a sub station, filter beds and filled land. The site is within 250 metres of a landfill site and lies adjacent to a reservoir, which is used a fishing lodge. Pigs Lee Brook is culverted to the south of the site. The site is situated above glacial till over the Millstone Grit Secondary A Aquifer. A private water supply is located appropriately 190 metres to the south east.

A Preliminary Risk Assessment and Site Investigation was carried out in 2005 and submitted to this Section for a previous planning application. Elevated levels of contaminants and ground gas were found. A further investigation was carried out in 2014 which identified elevated concentrations of arsenic, lead, benzo(a)pyrene and petroleum hydrocarbons within the made ground which present to a maximum depth of 2.6m. No methane was encountered but slightly elevated levels of carbon dioxide were recorded.

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It is understood that the proposed development comprises the demolition of the existing buildings and redevelopment of the site for residential development comprising up to 4 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 reconnaissance visit was carried out, however, the southern part of the site could not be inspected as it is currently tenanted as a scrap yard. An inspection pit and stockpiles of scrap metal were present. No vegetation was noted and the majority of the site was found to be covered by concrete. Hydrocarbon staining was noted which could indicate past spillages. Part of the former mill building has suffered fire damage.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

The consultant considers that there is potential risk to human health and the environment from potential soil contamination and ground gas and consequently, further assessment is required.

A site investigation is proposed which will include the excavation of 16 trial holes and 3 boreholes with monitoring wells, soil sampling, gas monitoring (6 visits over 3 months), and groundwater sampling, if encountered. The risks to adjacent surface waters should be considered.

Due to age of the building, an asbestos survey should be carried out before any demolition is carried out. If asbestos containing materials are identified, validation evidence will be required to demonstrate they have been successfully removed.

Although no vegetation was noted in the site walkover, consideration should also be given to the potential presence of Japanese Knotweed during the investigation.

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) Pre-demolition asbestos survey report and confirmation asbestos containing materials have been removed.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and materials management plan.
- (iv) 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.

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', written in a cursive style.

Rebecca Jones
Environmental Protection Officer

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 responsibility for safe development rests with the developer.