

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	69996	Discharge Reference:	69996
Site:	The Smithy and 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS		
Approved Development:	Conversion of 1no. dwelling and workshop to 2no. flats and 3no. dwellings with single storey rear extensions, new roof with raised eaves and replacement windows.		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1092.270826.1	Date:	27 August 2026

Recommendations
Condition Status Summary
Condition 5 (Pre-commencement: Site Characterisation and Remediation Strategy) – Sufficient information has been submitted to recommend that this condition should be discharged. Condition 6 (Prior to first use: Remediation Verification) – Verification of remedial measures should be submitted prior to first use.
Outstanding Information
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 materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used. (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.

Desk Study Information	
Current use	On-site: Former mechanics garage/workshop and blacksmiths/welders. Off-site: Residential, works and an electrical substation.
Previous potentially contaminating land uses	On-site: As described above. Off-site: As described above plus a timber yard.
Environmental setting	Geology: Till overlying Brooksbottoms Grit (sandstone) over majority of site and Marsden Formation (Mudstone and Siltstone) at the eastern boundary. Hydrogeology: Secondary Aquifer. Hydrology: None in the vicinity. Mining: The site is not affected by mining. Landfill/Waste: The site is not within 250m of a registered landfill site. Radon: The site is not affected by radon.
Approved development	• Agreed site plan • Proposed Ground Floor Plan, John Holt Architects Ltd, Drawing No. 20.579.04, Revision J dated 24th July 2026.

Assessment / Comments	
Information Reviewed	• Ground Investigation at Paradise Street, Ramsbottom, GRM Development Solutions Ltd, reference RM/P10643/LET.1.RevA, dated 10th April 2026. • Remedial Strategy For Soil Contamination, GRM Development Solutions Ltd, reference GRM/P10643/RS.1, dated April 2026.
Previously Considered	• Phase 1: Preliminary Risk Assessment, LK Consult, reference LKC 21 1149, dated 26th May 2021. • Ground Investigation at Paradise Street, Ramsbottom, GRM Development Solutions Ltd, reference GRM/P10643/LET.1, dated 22nd August 2024.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A satisfactory Preliminary Risk Assessment was submitted in support of the previous discharge and considered in our response CL1092.171224.1. A site reconnaissance visit was carried out on 04 May 2021 as part of the preliminary risk assessment by the consultant. The site following

	pertinent observations were noted: <u>No. 12 Paradise Street</u> - Downstairs had been converted into a mechanics garage with sliding wooden doors at the front. The room was currently being used to store a classic car. Evidence of fuel / oil leakage was noted below the car. <u>No. 14 Paradise Street</u> - This unit has been used as a mechanics garage. An inspection pit was present to the rear of the unit with a classic car positioned over the pit. - A grid was noted adjacent to the inspection pit which is understood to be an underground tank (oil, later used for diesel). - The rear of No. 14 leads to an outhouse which extends to the southern corner of the site (behind No. 10 and 12). This was an old workshop (joinery) with various small containers of unknown chemicals. <u>Former Blacksmiths (adj. to No. 14)</u> - It is understood this unit was used as a forge, with a furnace in the northeast (no longer present). The site was later used as a mechanics garage. - Signs on the front: 'G W Clayton Blacksmith' and 'A Clayton, Pattern Making, Welding, Cutting'.
Site Investigation and Generic Quantitative Risk Assessment	An initial phase of site investigation was undertaken on the 17th of July 2024 comprising 3 windowless boreholes (to 4mbgl), 2 hand dug pits (to depths of 0.85m and 1.1 m bgl) and 6 soil samples analysed for a general suite of contaminants and 3 soil samples were analysed for banded aliphatic and aromatic hydrocarbons. This was considered in our response CL1092.171224.1. Additional site investigated work to investigate <i>ground conditions beneath the former oil storage tank, and within the former blacksmiths workshop/garage in the north</i> was carried out in the 6th February 2026 and comprised 4 hand dug pits to a maximum of 1m bgl. Site Ground Conditions and Risk Assessment: Variable granular and cohesive made ground was encountered across the site to a maximum depth of 1.6m bgl. Inclusions included glass, brick, plastic, slate, sandstone, clinker and ceramics. Alluvium was encountered underlying the made ground and where proved the base of this strata ranged from 0.72m to 3.30m bgl. River Terrace Deposits were encountered in three locations beneath the alluvium.

Clinker was observed within made ground encountered in WS103, from ground level to a depth of 1.60m bgl. In addition, a hydrocarbon odour was noted in soils recovered from 1.30m to 1.60m within WS103. Glass was encountered within made ground in WS102, from 1.0m to 1.30m.

The soil analysis results have been compared to the Defra C4SLs and CIEH/LQM S4ULs where available for residential with homegrown produce land use. A soil organic matter (SOM) of 2.5% has been adopted with the report stating that this value is representative of the lowest recorded SOM. It is noted that the made ground samples SOM ranged from 4.0% - 31%.

The following elevated concentrations of contaminants were found in the made ground from WS103 at 0.20m:

- Lead – 1700mg/kg based on C4SL of 200mg/kg.
- Arsenic – 150mg/kg, C4SL of 37mg/kg.

No asbestos was detected. Whilst a hydrocarbon odour was observed within WS103, the analysis did not show concentrations above the assessment criteria.

Site Water Conditions: A water strike was observed in one exploratory hole (WS101) at a depth of 2.60m bgl. Damp strata was reported at depths ranging between 1.0m and 3.60m bgl, within strata of both the Alluvium and River Terrace Deposits.

Site Ground Gas Conditions: The conceptual site model did not identify ground gas as a potential contaminant. As such no assessment was undertaken. During the recent site investigation within the building footprint, PID readings were undertaken to assess a potential vapour risk. The readings were reported to be generally 0.0ppm with a maximum value of 0.1ppm detected in TP03 at 0.1m bgl.

The [2026 Ground Investigation Report](#) brings the two phases of investigation together and includes a clearer Exploratory Location Plan. It concluded that concentrations of arsenic and lead in excess of the assessment criteria for residential end use with plant uptake have been identified. In addition, the report stated that *on the basis of the PID and laboratory chemical testing results, it is considered that the underlying natural soils within the former garage/blacksmiths area do not pose a vapour risk to end users, and specific remediation with regards to this matter is not required.*

Detailed Quantitative Risk Assessment	Not relevant for this development.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The Remediation Strategy notes that <i>due to the location of the contaminated soils at the rear of the property, with a retaining wall along the eastern boundary, with no rear access, excavation of all the contaminated material is not considered to represent a viable remedial strategy</i>. As such a landscaping scheme comprising hard standing with raised planters has been proposed. The planters will contain 450mm of topsoil which will be demonstrated to be free of deleterious material. The planter will have a concrete base on a membrane. Reference to our Developers Guide can be made for the validation of the imported soil. A watching brief for unexpected contamination is included in the strategy. The strategy notes the requirement for a Remediation Validation Completion Report to demonstrate that remedial actions have been carried out. This should be submitted prior to first use of the development.
Materials Management	Not relevant at this stage. The report notes that the Waste Classification assessment considers that the made ground will be classed as hazardous waste and recommends early consultation with potential receiving landfill sites.
LCRM Stage 3 - Remediation and Verification	
Verification	Not relevant at this stage.

Notes
- Bury Council's Developers Guide for Contaminated Land provides an overview of the assessment of contaminated land in Planning and developing potentially contaminated land. - 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.

- Developments that are brought into use prior to the requirements of pre-occupation conditions being satisfied, would be result in breach of condition and could result in the site being considered under Part 2A.
- 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.