

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	71917	Discharge Reference:	73324
Site:	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR		
Approved Development:	Demolition of an existing single storey, mixed use building and steel framed warehouse; Erection of a single storey building to provide office, research and development and warehouse facilities		
To:	Claire Booth	From:	Rebecca Jones
Our Reference:	CL579.060726.CL1	Date:	6 July 2026

Recommendations
Condition Status Summary
• Condition 4 (Pre-commencement: Site Characterisation) – An updated preliminary risk assessment is required. • Condition 5 (Pre-commencement: Remediation Strategy) – No information has yet been provided. • Condition 7 (Prior to first use: Remediation Verification) – No information has yet been provided.
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) An updated preliminary risk assessment. (ii) A site investigation and risk assessment report. (iii) A detailed remediation strategy and validation plan. (iv) A materials management plan, if the <u>CL:AIRE Definition of Waste Code of Practice</u> is to be used. (v) 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: Commercial/industrial site occupied by Fragrance Oils (International) Limited including a mixed-use building and warehouse. Off-site: Commercial and industrial units, and residential.
Previous potentially contaminating land uses	On-site: Open land and an engineering works. Off-site: Cotton mill, gasometers, reservoirs, a paper works, dye works and infilled reservoirs
Environmental setting	Geology: Middle Coal Measures overlain by alluvium and river terrace deposits. Hydrogeology: Secondary A aquifer (Middle Coal Measures). Hydrology: Hutchinson's Goit flows along the eastern boundary of the site. The River Irwell is located approximately 280m to the east. Mining: Located within a Development High Risk Area. Landfill/Waste: Located within 250 metres of a landfill site known as Dumers Lane, Radcliffe Landfill. Radon: Not located within a Radon Affected Area.
Approved development	• Site Survey and Development Details, March 2025. • Ground Floor Layout and Elevations, March 2025.

Assessment / Comments	
Information Reviewed	• Desk Top Study (Phase 1 Investigation) for site of Proposed Development at Fragrance Oils (International) Limited, Eton Hill Road, Radcliffe, Manchester, Sub Soil Surveys Limited, Reference: 2010/91-001-DTS-Rev0, 22 December 2010.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	The preliminary risk assessment provided is over 15 years old and was written for a previous development at Fragrance Oils. The report concluded that there was a potential risk to human health and the environment and that a site investigation and risk assessment was required. Previous site investigations carried out at Fragrance Oils in support past applications did not identify any significant contamination. However, the following remedial actions were agreed: • Gas protection measures to be installed to include a proprietary gas resistant membrane (understood at the time that it was the

	policy of Fragrance Oils to include a gas membrane in all new buildings). • A watching brief during excavations to identify and deal with any unforeseen contamination. • United Utilities to be consulted to see if potable water supply pipe protection measures are required. • Waste management documentation and testing data to be supplied for any soil material excavated and removed from site. An updated Preliminary Risk Assessment is required to assess the risks to the human health and the environment from the proposed new development and whether remedial actions are required.
Site Investigation and Generic Quantitative Risk Assessment	No information submitted.
Detailed Quantitative Risk Assessment	No information submitted.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No information submitted.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted.

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.