

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	71343 (68578)	Discharge Reference:	71673
Site:	Saw Mills Off, Spring Street, Ramsbottom, Bury, BL0 9JQ		
Approved Development:	Demolition of existing sawmill and associated outbuilding and construction of 5 no. dwellings.		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL613.270825.1	Date:	27 August 2025

Recommendations
Condition Status Summary
Condition 4 (Site Characterisation and Remediation Strategy) – Satisfactory information has been submitted to recommend that this condition be discharged. Condition 5 (Remediation Verification) – A verification report detailing all remedial actions should be submitted and approved prior to occupation.
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: Now demolished former saw mill Off-site: Residential
Previous potentially	On-site: Saw mill and timber yard

contaminating land uses	Off-site: N/A
Environmental setting	Geology: Holcombe Brook Grit (sandstone) on the eastern area with the Millstone Grit Group (mudstone and siltstone) overlain by Devensian Till. Hydrogeology: Secondary A. Hydrology: Not in close proximity to any major surface watercourse Mining: An inferred coal seam outcrops under the site with a fossil horizon 16m west of the site. Landfill/Waste: Not within 250m of any registered landfill sites, but there is an infilled reservoir approximately 135m to the east. Radon: The site is not in a Radon Affected Area.
Approved development	• Approved site plan.

Assessment / Comments	
Information Reviewed	Previously considered: • Phase I Desk Study for Spring Street Sawmills, Demeter Environmental Ltd, Reference: 22-02-11, dated March 2022. • Phase II Site Investigation Report, Demeter Environmental Ltd, reference 24-04-04 Revision 1, dated January 2025 • Phase II Site Investigation Report, Demeter Environmental Ltd, reference 24-04-04 Revision 2, dated March 2025 Current submission: • Phase IIIa Implementation Plan, Demeter Environmental Ltd, reference 25-04-08 Revision 0, dated May 2025
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A sufficient preliminary risk assessment was previously submitted and considered under our reference CL613.040424.1.
Site Investigation and Generic Quantitative Risk Assessment	An adequate site investigation was undertaken and considered under our reference CL613.240225.1. Additional site investigation works were undertaken in November 2024 following demolition and site clearance. This comprised soil sampling across a <i>10m nontargeted herringbone sampling grid offset by 5m east from the April 2024 investigation</i>. 15 disturbed spot samples of soil (anthropogenic) were analysed for Total Mercury and 8 disturbed spot samples of soil (natural) were analysed for Mercury. Samples were compared to SoBRA published Category 4 Screening Levels (C4SL) for inorganic mercury and no exceedances were reported.

	As such a suitable GQRA has been undertaken for the site.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Remedial actions comprise the removal of made ground and implementation of a 600mm cover (450mm subsoil and 150mm topsoil) underlain by a geotextile dependent upon the depth of made ground encountered in each plot (front and rear). Imported soil is to be tested as detailed in Table 6 of the Phase IIIa report. Verification of cover is to be undertaken as described in Table 7.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	To be undertaken following remedial actions. A verification report should be submitted prior to occupation.

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.	