

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72796		
Site:	Land off Holcombe Grove/ Southeast Side of Milltown Street, Radcliffe, Manchester M26		
Proposed Development:	Application for permission in principle for erection of 9 no. dwellings		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	72796.160226.CL1	Date:	16 February 2026

Recommendations
Due to the sensitivity of the proposed land use, as a minimum, a Preliminary Risk Assessment will be required. In line with the National Planning Policy Framework, there is the potential for contamination on this site, therefore, we recommend that the following contaminated land conditions are placed on any grant of permission: • CL01 - CONTAMINATED LAND CONDITION 01: SITE CHARACTERISATION & RISK ASSESSMENT • CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • INFORMATIVE Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024). If permission is granted, 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 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: Currently vacant and occupied by rough vegetation. Off-site: Commercial/industrial premises, residential, open land, a park and a Metrolink line.
Previous potentially contaminating land uses	On-site: Open land and possible small holdings/agricultural land associated with Top 'o th' Bank house/farm. Off-site: Sand pits, reservoirs, railway land, cotton mills, bleach and dye works, engineering works, and areas of landfilling and waste disposal.
Environmental setting	Geology: Nob End Rock and Lower Coal Measures, overlain by glacial sands and gravel deposits. Hydrogeology: Secondary A Aquifer (Nob End Rock and Lower Coal Measures). Hydrology: River Irwell is located 120m to the east. Mining: Not located within a Development High Risk Area. Landfill/Waste: Located within 250m of three registered landfill sites, two of which are situated on the opposite side of the River Irwell. Radon: Located within a Class 2 Radon Affected Area.

Assessment / Comments	
Information Reviewed	No information submitted.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	No information submitted.
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.