

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71645		
Site:	Land off Church Street & Scobell Street, Tottington, Bury, BL8 3DE		
Proposed Development:	Outline application for erection of up to 275 no. units with associated car parking, landscaping and infrastructure works (access only to be considered)		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1108.080525.1	Date:	8 May 2025

Recommendations
A Preliminary Risk Assessment has been submitted, which concludes that there is a potential risk to human health from soil contamination and ground gas. The risks to controlled waters are considered moderate. Consequently, a site investigation is proposed, which includes soil sampling and gas monitoring. A copy of a site investigation proposal is requested. 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 (omit preliminary risk assessment) • CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION • CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL • INFORMATIVE <i>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),</i>

196 and 197 of the National Planning Policy Framework (December 2024).

It is noted that the [Coal Authority](#) has recommended specific conditions in relation to further assessment of the potential for coal workings on site.

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 site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan should the findings of (ii) warranted it.
- (iv) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (v) If remedial works are undertaken, 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: Undeveloped open grassland Off-site: Residential
Previous contaminating land uses	On-site: A sand pit and brick works (subsequently allotments) in the northeast of the site. Off-site: Mills, works, a laundry, reservoirs, pits, quarries and refuse heaps.
Environmental setting	Superficial Geology: Glaciofluvial Deposits and Devensian Till. Bedrock Geology: Pennine Lower Coal Measures, Canal Rock and Old Lawrence Rock Hydrogeology: Secondary A Aquifer Hydrology: Walshaw Brook along the southwestern boundary. Mining: Part of the site designated as Development High Risk. Two seams subcrop beneath the site and potential for workings. Landfill/Waste: Potentially infilled ponds, well and pit and brick workings onsite. Radon: Site not affected by Radon.

Assessment / Comments	
Information Reviewed	- Phase 1 Desk Study, Clancy Consulting Ltd, reference 10/2399/001 Rev. 00, dated April 2024. - Coal Mining Risk Assessment, Clancy Consulting Ltd, reference 10/2399/002 Rev 00, dated April 2024. - Mine Shafts Investigation, Eccles Associates Limited, dated 11th September 2024.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	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. The desk study information provided appears to be sufficient to assess the potential risks at the site. A site reconnaissance visit was carried out on the 22/08/24 by Smith Grant but it is unclear as to what report it is related to (contained within the Technical Appendix of the Environmental Statement). Photos of views across the site were provided which included observations of fly tipped/dumped materials, abandoned sheds and greenhouses in the former allotment area and a pile of <i>hay and animal carcasses in northeast</i>. A site features plan was also produced (dated 10/09/24). The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered moderate. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. A copy of a site investigation proposal is requested.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	Not required at this stage.

LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not required at this stage.
Materials Management	Not required at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not required at this stage.

Notes
- 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.