

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	68661	Discharge Reference:	72375
Site:	Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT		
Approved Development:	Erection of a dwelling and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home.		
To:	Helen Leach	From:	Sally Shaw
Our Reference:	CL993.161025.1	Date:	16 October 2025

Recommendations
Condition Status Summary
Condition 4 (Site Characterisation and Remediation Strategy) – Recommended for discharge. Condition 5 (Remediation Verification) – Remedial measures are recommended for radon and will be considered under this condition. However, it is noted that there is a variation application also being considered at the moment, 72376. We have requested a specific radon condition under this application. If approved, condition 5 will no longer be required.
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) Confirmed details and specifications of the radon measures should be provided. (ii) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used. (iii) 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 Ainsworth Nursing Home Off-site: Open land and residential properties
Previous potentially contaminating land uses	On-site: Ainsworth Hospital for Infectious Diseases and Smallpox Off-site: Potentially infilled features including ponds and filterbeds
Environmental setting	Geology: Bedrock comprises Lower Coal Measures which is lacking in superficial deposits for most of the site with some Glacial Till in the very south of the site. Hydrogeology: Secondary A Aquifer Hydrology: The site is not located in close proximity to any major surface watercourses, but there are number of land drains in the surrounding area and a reservoirs to the north east. Mining: The site is not affected by mining. Landfill/Waste: There are no registered landfills within 250m of the main site. Radon: Radon Class 3
Approved development	• Approved site plan • Approved landscaping plan

Assessment / Comments	
Information Reviewed	• Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, LK Consult Ltd, reference LKC251059-B1-GI-The Gate House, Former Ainsworth Nursing Home R1, dated 24/03/2025.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A Preliminary Risk Assessment was submitted in support of the initial application and considered in our response, reference CL993.080922.1, dated 8 September 2022. The desk study information provided was found to be sufficient to assess the potential risks at the site. Subsequent to this the BGS have revised their radon maps and the classification for radon risk to this site was upgraded to class 3. This is acknowledged in the current submitted report which includes a A site specific BGS radon report. This confirmed that <i>property (site) is in a radon affected area where 3 to 5% of homes are estimated to be at or above the action level.</i>

Site Investigation and Generic Quantitative Risk Assessment	A site investigation targeting the proposed building footprint and to give general coverage was undertaken on the 27th February 2025 comprising: • 2 window sample boreholes (to 2.31-3.40 m bgl) • 1 trial pit 3.00m bgl (for SuDS testing) • 5 hand pits 1.00-1.20m bgl Made ground was encountered in all locations to a maximum of 1.2m bgl. It was described as comprising <i>horizons of sand and clay with rare inclusions of anthropogenic material including brick, coal, ceramic, glass and ash.</i> Three soil samples of made ground from hand dug pits were analysed for metals / metalloids, pH, water soluble sulphate, speciated PAHs, SOM and asbestos screen. Analysis was compared to the Category 4 Screening Levels (C4SLs) and LQM Suitable 4 Use Levels (S4ULs) for residential with plant uptake. No exceedances were reported and no asbestos was identified. A ground gas risk assessment considered the site in accordance with CL:AIRE Research Bulletin 17 and given the ground conditions encountered concluded the <i>probability of gas posing a risk to site users as unlikely</i>. It was also noted that due to the radon classification radon monitoring and basic protection is required. Whilst it may have been preferable to analyse samples from all hand dug pits, the ground conditions encountered were relatively similar. A proportionate site investigation and risk assessment has been carried out.
Detailed Quantitative Risk Assessment	Not required for this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No remedial measures are required with regards the garden areas. However, recommendations are made for a <i>nominal 150mm of imported or site won topsoil</i> due to the <i>anthropogenic inclusions present in the made ground.</i> Basic radon measures in accordance with BRE211 2023 for the dwellings. This comprises a well installed and inspected radon specific membrane. Example details are included within the guidance for the different foundation types. Advice is also provided for building undergoing conversions and refurbishment. UKHSA recommends that a new building should be subject to an appropriate

	test during the first year of occupation if it is located in a radon-affected area. Confirmed details and specifications of the radon measures should be provided. Inspection and testing of the membrane in accordance with CIRIA 735 is proposed and is as recommended by BRE211 2023. Furthermore, a Radon Protective Measures Quality Management Record should be created and this alongside all verification documentation should be provided by the developer to the homeowner/occupier at the point of sale/occupation. It should also include information regarding undertaking of radon monitoring as this can only be done once the properties are occupied.
Materials Management	A Materials Management Plan (MMP) is to be produced and the CL:AIRE Definition of Waste Code of Practice if the quantity of material movement warrants it.
LCRM Stage 3 - Remediation and Verification	
Verification	Not required 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.	