

Planning Consultation Response

Variation of Condition Application

Environment Section – Contaminated Land

Application Reference:	68661	Variation Reference:	72376
Site:	Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT		
Approved Development:	Variation of condition nos. 2 (approved plans), 3 (approve materials), 4/5 (ground conditions), 11 (drainage strategy) and 12 (traffic management) on planning permission 68661 (Erection of a dwelling and change of use and refurbishment of Gate House): to alter the design and layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace)		
To:	Helen Leach	From:	Sally Shaw
Our Reference:	CL993.161025.2	Date:	16 October 2025

Recommendations
Condition Revisions
If this variation is approved, these comments and recommendations should supersede those made under 72375. Conditions 4 and 5 can be discharged/removed and new conditions CL05 and CL07 included in the decision notice. • Condition 4 (Site Characterisation and Remediation Strategy) – Recommended for discharge under 72375. • Condition 5 (Remediation Verification) – Not required. Recommendations for radon protection and clean topsoil (not as a remedial action) can be regulated by the new conditions we recommend here. <u>New Conditions</u> • CL05: IMPORTED SOIL • CL07 RADON PROTECTION MEASURES The proposed development is within a radon affected area. As such basic radon protection measures in accordance with BRE 211 2023 must be employed.

A Verification Report detailing the design and installation of the remedial measures must be submitted to the LPA for approval upon completion of remediation works and prior to the development being brought into use. The report shall include a completed BRE211 Radon Protective Measures Quality Management Record, documented evidence of the installation inspection and proposed timeframe for post occupation monitoring. The report must also be provided to the homeowner at the point of sale.

Informative:

The UK Health Security Agency 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. Post occupation monitoring should be undertaken in line with these requirements. If radon monitoring is above 100Bq/m³ please contact the UK Health Security Agency for advice and inform the Council at envsection@bury.gov.uk. Further information can be found at [UKradon - Home](#)

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, verification of radon protective measures including a BRE211 Radon Protective Measures Quality Management Record.
- (iv) Appropriate testing of any imported soil.

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. • Revised site plan. • Revised floor plans.
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. It is noted the revised site plans include a basement. All basements

	require radon protection measures, but as noted above, these are to be recommended given the radon class.
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.	