

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72703		
Site:	Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB		
Proposed Development:	Demolition of steel framed stables building and the rebuilding of a stone barn and single storey rear extension to form 1 no. dwelling		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1024.200126.CL1	Date:	20 January 2026

Recommendations	
A preliminary risk assessment and site investigation report have been submitted which concluded that remedial action was required. A remediation strategy has been provided and should be fully implemented. 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: • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • 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), 196 and 197 of the National Planning Policy Framework (December 2024).</i> 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 materials management plan, if the <u>CL:AIRE Definition of Waste Code of Practice</u> 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. Additionally, if the new property is to be connected to a Private Water Supply, please contact the Environment Section at envsection@bury.gov.uk.	

Desk Study Information	
Current use	On-site: A steel framed building (with a suspected asbestos cement roof) and a stone barn. Off-site: A telecommunications mast, farmland and residential properties.
Previous potentially contaminating land uses	On-site: Farm buildings associated with Higher House. Off-site: Farms and farmland, residential properties.
Environmental setting	Geology: Brooksbottoms Grit overlain by Glacial Till. Hydrogeology: Brooksbottoms Grit Secondary A Aquifer. The adjacent property has a Private Water Supply. Hydrology: Not located in close proximity to any major surface watercourse. Mining: Not located within a Development High Risk Area. Landfill/Waste: Not located within 250m of a registered landfill site. Radon: Not located within a Radon Affected Area.

Assessment / Comments	
Information Reviewed	- Preliminary Risk Assessment (Desk Study), Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB, Worms Eye Limited, Reference: Hawkshaw Lane / BL8 4LB / 2021, 29 April 2021. - Intrusive Report, Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB, Worms Eye Limited, Reference: Hawkshaw Lane / BL8 4LB / 2021, 18 July 2022. - Remediation Strategy, Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB, Worms Eye Limited, Reference: Hawkshaw Lane / BL8 4LB / 2021, 19 July 2022.
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 preliminary risk assessment concluded that there was a potential risk to future site uses from possible soil contamination resulting from the use of the site as a farm (for example storage of chemicals, fuels and machinery; asbestos containing materials). The risks from ground gas ingress and to controlled waters are considered low. Consequently, the consultant has recommended that a site investigation be undertaken, which has been completed.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation was undertaken on 30 June 2022 and comprised the following: • 5 no. trial holes - Excavated to a maximum depth of 0.9m bgl (THA, THB, THC, THD, THE). • 6 no. soil samples – 5 no. samples of made ground tested for a suite of analysis that included metals, PAHs, TPH CWG, BTEX, MTBE and asbestos. 4 no. of these samples were tested for pesticides. 1 no. sample of natural clay was tested for a suite of analysis that included metals, PAHs, TPH CWG, BTEX and MTBE. Site Ground Conditions and Risk Assessment: Ground conditions at the site comprised mainly of topsoil-like made ground containing brick and locally clinker (THA) to between 0.23 and 0.38m bgl. At THC, surface deposits composed of crushed sandstone (0.46m bgl) over a geotextile membrane. The natural strata comprises of clay deposits with sand and gravel layers (glacial deposits) to in excess of 0.9m bgl. Bed rock was not encountered. The soil analysis results have been compared to the C4SLs and CIEH/LQM S4ULs (2.5% SOM) where available for residential with homegrown produce land use. No asbestos was found. Elevated concentrations of PAHs were identified in the made ground sample from trial hole THE at 0.2m, located in the south of the site, where a garden area is proposed: • Benzo(a)pyrene – 3.3mg/kg (compared to a S4UL of 2.7mg/kg). • Benzo(b)fluoranthene – 4.9mg/kg (compared to a S4UL of 3.3mg/kg). • Dibenzo(ah)fluoranthene – 2.9mg/kg (compared to a S4UL of 0.28mg/kg). Consequently, the consultant considers that there is a potential risk to human health and future site users in this area of the site and that remedial action is required. This assessment appears reasonable.

	Site Water Conditions and Controlled Waters Assessment: No groundwater was encountered during the investigation. No soil leachability testing was undertaken. The consultant considers that the risks to controlled waters are low, due to the presence of clay over lying the Secondary Aquifer, and the fact that the limited soil contamination identified at the site will be removed as part of the remedial plan. Although the consultant has not identified the presence of the Private Water Supply at Higher House Farm, this Section is satisfied that the risks to controlled waters are low. Please note that the Environment Agency is the regulator of controlled waters. Site Ground Gas Conditions and Risk Assessment: No gas monitoring was undertaken. The consultant considers that the risks from gas ingress at the proposed property are low due to the lack of potential sources of ground gas in the surrounding area (no former landfill sites) and the fact that no deep made ground deposits or putrescible material was identified on-site during the investigation. Consequently, no special gas protection measures are required. This assessment appears reasonable.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The following measures are proposed so that the contamination identified on site no longer presents a risk: • Excavation of the PAH contaminated topsoil-like made ground in the vicinity of trial hole THE. Made ground will be excavated to natural strata and to the location of trial hole THD to the east (where no elevated concentrations of PAHs were found). Validation samples will be taken from the base and the sides. Excavated material will be disposed of off-site at a suitably licenced waste disposal facility (waste transfer documentation will be required). Excavations will be backfilled with clean imported topsoil/subsoil. • Validation testing of any imported or site won topsoil/subsoil will be carried out at a rate of 1 per 100m³ (greenfield) and 1 per 50m³ (brownfield/screened/manufactured) with a minimum of 3 samples per source. Samples will be tested for a suite of analysis

	that includes metals, speciated PAH, TPH CWG and asbestos as a minimum. The results will be compared to GACs for residential with homegrown produce (1% SOM). Details of the source of the topsoil and delivery notes will be required. • Watching brief to identify and deal with any previously unforeseen contamination. A photograph record of the works to demonstrate the ground conditions encountered during excavations should be kept. • A Validation Report will be submitted on completion of the development in order to demonstrate the above remedial actions have been successfully completed. The proposed remediation strategy is acceptable to this Section. The remedial works should be fully implemented in accordance with the strategy's recommendations. Additionally, it is recommended that a potable water pipes risk assessment is undertaken to determine whether or not barrier pipe is required.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted. A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.

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.