

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71688		
Site:	Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH		
Proposal:	Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings.		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1033.290425.1	Date:	29 April 2025

Recommendations
A Preliminary Risk Assessment has been submitted, which concludes that there is a low to moderate/low risk to human health from soil contamination and ground gas. The risks to controlled waters are considered low. Consequently, site investigation is not warranted and a watching brief is recommended. In line with the National Planning Policy Framework, a sensitive end use is proposed, therefore, we recommend that the following contaminated land conditions are placed on any grant of permission: • CL04: UNEXPECTED CONTAMINATION • CL05: 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), 196 and 197 of the National Planning Policy Framework (December 2024).</i>

Desk Study Information	
Current use	On-site: detached residential dwelling with associated driveway, landscaping and access. Off-site: Residential and agricultural.
Previous contaminating land uses	On-site: Agricultural use Off-site: Quarries / pits (c10m south), colliery with associated shafts (c 320m north-west) and plant nursery (c100m south east)

Environmental setting	Geology: Devensian Till overlying Ousel Nest Grit (sandstone) and Pennine Lower Coal Measures Formation Hydrogeology: Bedrock Secondary (A) Aquifer Hydrology: A tributary of the Kirklees Brook is c. 120 m north. Mining: The site is located within / adjacent to a Mining Remediation Authority Development High Risk Area. Landfill/Waste: There are no registered landfills located within 500 m of the Site. Radon: <1% of homes are at or above the UK radon action level.
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Assessment / Comments	
Information Reviewed	Phase 1 Contaminated Land Assessment, GeoSmart, reference 84704R1 dated March 2025.
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. The preliminary risk assessment has concluded that there is a moderate to low/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 low. Consequently, a site investigation is not warranted and a watching brief for contamination during development is recommended. This should be documented and written confirmation provided that unexpected or previously unidentified contamination was not encountered during the course of development works. Should contamination be encountered during the development this section should be contacted and an action agreed.
Site Investigation and Generic Quantitative Risk Assessment	Not applicable unless contamination is encountered during development.
Detailed Quantitative Risk	Not applicable unless contamination is encountered during development.

Assessment	
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not applicable unless contamination is encountered during development.
Materials Management	Not applicable unless contamination is encountered during development.
LCRM Stage 3 - Remediation and Verification	
Verification	Not applicable unless contamination is encountered during development.

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.