

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72688		
Site:	Unit 3, Irwell Industrial Estate, Lower Woodhill Road, Bury, BL8 1AR		
Proposed Development:	Demolition of existing buildings and erection of a building comprising of a boiler workshop unit; extension to an existing unit (Use Class B2 and ancillary staff accommodation/office) and associated works		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1140.270426.1	Date:	22 May 2026

Recommendations
The preliminary risk assessment has concluded that there is a moderate to low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are also considered moderate to low risk. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. 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 - SITE CHARACTERISATION & RISK ASSESSMENT (omit Preliminary Risk Assessment) • CL02 - REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - REMEDIATION & VERIFICATION • CL04 - UNEXPECTED CONTAMINATION • INFORMATIVE 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). 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 and risk assessment report.
- (ii) A detailed remediation strategy and validation plan should the findings of (i) warrant it.
- (iii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iv) After completion of site works, if remedial actions are undertaken, 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: Commercial unit (Locomotive Works & Specialist Contract Engine Manufacturer, Repairer and Painters) Off-site: Residential and industrial/commercial.
Previous potentially contaminating land uses	On-site: Settling tanks and a Bowling Green. Industrial yard from c1955. Off-site: Bleach Works, Iron Works and tipped land to the north (c1960).
Environmental setting	Geology: Alluvium and River Terrace deposits overlying the Pennine Lower Coal Measures Formation. Hydrogeology: Secondary A aquifer. Hydrology: The site is adjacent to the River Irwell and Woodhill Brook. Mining: The northern eastern part of the site is a Development High Risk Area for mining. Landfill/Waste: The site is not within 250m of a known landfill. Radon: The site is Class 3 with regards the residential assessment of radon.

Assessment / Comments	
Information Reviewed	Phase 1 Geo-Environmental Desk Study Report, REFA Consulting Engineers, reference 26003/GEDS/002, dated February 2026.
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 16th January 2026 as part of the preliminary risk assessment. The site was found to comprise predominantly hardstanding, with areas of built structures, surfaced access routes and associated infrastructure consistent. The use was stated to be commercial/industrial, but given the specific nature of the works as set out in the application, it would have been useful to consider it here in more detail. The presence of train parts across the site was noted. Propane tanks and unspecified above ground storage tanks (ASTs) were reported on site. No olfactory evidence of contamination was identified, but a <i>slight hydrocarbon sheen was observed on standing water that was situated around a drain in the eastern area of the site</i>. Observations were annotated onto a site plan alongside supporting photographs. The preliminary risk assessment has concluded that there is a moderate to low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are also considered moderate to low. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. With regards the potential risk from mining, a Coal Mining Risk Assessment is recommended. The Mining Remediation Authority will consider this aspect.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	Not relevant at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant at this stage. The report notes that basic radon protection measures will be required.
Materials Management	Not relevant at this stage.

LCRM Stage 3 - Remediation and Verification

Verification	Not relevant 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.