



**EARTH ENVIRONMENTAL
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OUR REF: A7878/26/RS

17th July 2026

Glen Hodson
Hodson Homes

By Email (glen@hodsonhomes.uk)

Dear Glen,

Bury New Road, Ramsbottom
Remediation Statement

Background

A remediation statement has been prepared to support a planning in principle submission to Bury Council for land off Bury New Road, Ramsbottom BL0 0BT.

Reference

Earth Environmental and Geotechnical Ltd were commissioned by Hodson Homes, (the client), in accordance with proposal A7878/26/PV1 dated 1st July 2026, to produce a remediation statement for the site, which would aim to provide the following:

- A preliminary outline of the proposed remedial measures that the client will be expected to implement subject to further risk assessment and intrusive investigation.

Site Location & Description

The site (0.49 hectares) is currently undeveloped land occupied by dense, overgrown vegetation to the west of Bury New Road, Ramsbottom.

The approximate National Grid Reference for the centre of the site is SD 79525 16781 (X: 379545, Y: 416756) with the nearest postcode being BL0 0BT.

The site is an elongated, rectangular parcel of land with maximum dimensions of approximately 39m southwest-northeast and 110m northwest-southeast.

The site comprises vacant land covered by dense, mature and developing mixed deciduous trees, as well as various shrubs and other vegetation. No buildings or hardstanding are present on site.

There is no dedicated site access point, however the site can be accessed on foot via a break in the neighbouring builders yard fence to the north, or via climbing over the wall along Bury New Road.

The site is situated in a residential area approximately 80m northeast of Acre Bottom cricket ground and approximately 170m southwest of Peel Brow Primary School. Bury New Road borders the site to the east. The river Irwell is located to the west as well as Willow Bank residential development which was the former Paper Mill site.

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The site location is shown in the aerial photograph presented as Figure 1.

Figure 1: Site Location Plan



Proposed Development

It is understood that the client proposes to erect up to 9no. new residential dwellings. As the client is applying for planning in principle, no finalised proposed development plans were available for the site at the time of authoring this report.

Potential Remediation Strategy

As the client is applying for planning in principle, no intrusive ground investigation has been undertaken for the site.

Given the findings of the Phase 1 desk study, the most likely potential sources of contamination include soil contaminants and ground gas generating material associated with the recorded historical on site refuse tips.

If, following an intrusive ground investigation, the site is determined as contaminated, a remediation strategy would need to be produced for the site. The remediation strategy would include some, if not all of the following mitigation measures:

- Removal of any contaminated soil to a designated waste disposal site and emplacement of a suitably engineered granular fill.
- Emplacement of a 600mm thick, clean cover system in all private garden and soft landscaping areas. This would include sufficient topsoil (circa 150mm) for a growing medium, with a clean natural subsoil (circa 450mm) beneath and a 'no dig' barrier at the base comprising a geotextile membrane.



- Installation of CS3 ground gas protection measures to achieve 4.5 points in accordance with BS8485:2015 + A1:2019. As a minimum, a reinforced subfloor, passive ventilation measures and a Visqueen gas resistant membrane should be installed.
- Verification of the above remedial measures should be confirmed on site independently and documented within an independent validation report.

Conclusions

The above remediation measures should resolve the site's anticipated contamination issues, which include soil contamination and ground gas generation associated with the historical refuse tips recorded on site. Validation of these measures would prove the protection of human and environmental receptors, rendering the site suitable for its proposed residential end use and satisfy the requirements of the Local Planning Authority and Building Control.

Yours sincerely,

Tom Pudiot BSc (Hons)
GeoEnvironmental Consultant

Reviewed and approved by

Graham Boulton BSc (Hons) FGS
Associate Director

For and on behalf of Earth Environmental & Geotechnical Ltd