

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	71577 (variation of 69079)	Discharge Reference:	73181 & 73233
Site:	Land off Parkinson Street, Bury BL9 6NY		
Approved Development:	Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field. Varied: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 3no. dwellings.		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1031.130726.1	Date:	13 July 2026

Recommendations			
Condition Status Summary			
The current discharge application is for condition 5. Additional verification information has been submitted since our previous consultation response, CL1031.100426.1. As noted below, verification for all plots has not yet been submitted, but discharge on a plot-by-plot basis could be considered. We have raised concerns regarding the verification method for cover systems under LCRM Stage 3 - Remediation and Verification. Please ensure that this is corrected. • Condition 4 (Pre-commencement: Site Characterisation and Remediation Strategy) – previously recommended for discharge. See our consultation reference CL1031.131124.1, dated 13th November 2024. • Condition 5 (Prior to first use: Remediation Verification) – For clarity the plot-by-plot verification is summarised in a table:			
Plot Nos.	Verification Information Received:		Recommended for Discharge?
	Gas & Cover	Gas only	
1 – 3 and 5-11	Yes		Yes, 72543
12-25, 26, 29-32 and 74-81	Yes		Yes, 72986
27-28 and 65-73	Yes		Yes, 73181
33-44	Yes		Yes, 73233
4 and 45-64		Yes	Partial discharge (72986)

All landscaped areas are outstanding for cover verification. It is noted that condition 10 requires landscaping to be implemented no later than 12 months from the date the buildings are first occupied. As many plots are now completed and some sold, it is assumed this information will be received in the coming months.

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 outstanding information needs to be submitted to the Council for approval:

- (i) Cover verification for plots 4 and 45-64 and all landscaped areas.
- (ii) Chemical testing of imported soils to demonstrate suitability of use.

Desk Study Information

Current use	On-site: Construction of new dwellings has commenced, some are completed. Off-site: Residential properties, the East Lancashire Railway and Burrs Country Park
Previous potentially contaminating land uses	On-site: Former Seedfield Centre and playing fields. The centre was previously a high school and prior to this the site comprised open land, a spring, stream/land drain and tanks. Off-site: Railway line and a cotton and later paper mill.
Environmental setting	Geology: Glacial Till and Glaciofluvial Sand and Gravel Deposits overlie the Old Lawrence Rock and Lower Coal Measures. Hydrogeology: Bedrock secondary A aquifers. Hydrology: The site is in close proximity to the River Irwell. A small tributary to the River Irwell issues from the southern boundary of the site. Mining: Site not affected by mining. Landfill/Waste: The site is located within 250m of a known landfill site. Radon: Classes 1-3 are found across the site.
Approved development	• Site Layout • Landscaping Plan (Sheet 1) • Landscaping Plan (Sheet 2)

Assessment / Comments	
Information Reviewed	For 73181: - Seedfield – Plots 27-28, Betts Geo Environmental letter dated 1st April 2026, reference 24LPL098/SV/GC/06. - Seedfield – Plots 65-75, Betts Geo Environmental letter dated 16th April 2026, reference 24LPL098/SV/GC/06a. (reissued 29th June 2026 for plots 65-73, reference 24LPL098/SV/GC/06b) For 73233: - Seedfield – Plots 33-44, Betts Geo Environmental letter dated 6th May 2026, reference 24LPL098/SV/GC/07 Outstanding Information: - Definition of Waste Code of Practice Declaration Receipt ref 2024-11-06 12:38:49
Previously Considered	- Phase 1 Geo-Environmental Risk Assessment, Seedfield Centre, Bury, Edge Consulting Engineers, Reference: 211104-EDGE-xx-xx-RP-C-002_PHASE 1[P01], 21 September 2021. - SI Report, Seedfield Centre, Bury, Edge Consulting Engineers, Reference: 211104-EDGE-xx-xx-RP-C-002_PHASE 2[P01], December 2022. - Supplementary Si Report, Edge Consulting Engineers, reference:211104-EDGE-XX-XX-RP-G-0003_SUPPLEMENTARY PHASE 2[P01], dated 28/08/2024. - Remediation Strategy Report, EDGE Consulting Engineers, reference: 211104-EDGE-XX-XX-RP-G-0003_REM_STRAT [P02], dated 14/10/2024. - Gas Verification Inspection Sheets, Betts Geo Environmental dated 31/01/2025 (Plots 1-2 and 3-4), 02/04/2025 (Plot 5), 10/04/2025 (Plots 6-7 and 8-9) and 18/06/2025 (Plots 10-12). - Seedfield – Plots 1-3 & 5-11, Betts Geo Environmental letter dated 22nd September 2025, reference 24LPL098/SV/GC/04. - Gas Verification Inspection Sheets, Betts Geo Environmental dated 29/05/25 (Plots 74-81), 12/06/25 (Plots 68-73), 18/06/25 (Plots 10-12), 03/07/25 (Plots 13-17), 01/05/25 (Plots 18, 20-23), 05/05/25 (Plot 19), 15/05/25 (Plot 24-26), 17/07/25 (Plots 29-32), 01/08/25 (Plots 33, 35-36), 05/08/25 (Plots 27-28), 07/08/25 (Plots 37-38) 04/09/25 (Plots 34, 62-67) and 06/11/25 (Plots 39-40, 41-42), 17/12/25 (Plots 45-46, 50-51), 10/01/26 (Plots 48-49) and 20/02/26 (Plot 47). - Seedfield, Betts Geo Environmental letters dated 06/11/26 (Plot 12), 10/12/25 (Plots 13-25), 03/02/26 (Plots 26 & 29-32) and 21/01/26 (Plots 74-81). - Gas Verification Inspection Sheets, Betts Geo Environmental dated 03/12/25 (Plots 43 & 44)

	Seedfield, Betts Geo Environmental letter dated 10/12/25 (Plots 13-25) – revised to include Plot 25.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A PRA was submitted in support of the application and considered in our consultation response CL1031.120123.1, dated 13 th January 2023.
Site Investigation and Generic Quantitative Risk Assessment	Two phases of site investigation have been carried out in January 2022 and August 2024, considered in our responses CL1031.120123.1 and CL1031.041225.1 (dated 17th September 2024). Elevated concentrations of arsenic and lead were reported in made ground samples and asbestos was encountered in one location with a concentration of < 0.001 %. The Ground gas assessment concluded that the gas regime at the site is representative of Characteristic Situation 2.
Detailed Quantitative Risk Assessment	Not undertaken for this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The Remedial Strategy was considered in our response CL1031.131124.1, dated 13th November 2024. This comprised: - Provision of up to 600 mm clean cover layer in garden areas (comprising 150 mm topsoil and 450 mm subsoil) and 300 mm clean cover in landscaped areas (comprising 150 mm topsoil and 150 mm subsoil) with geotextile marker layer; - Chemical testing of processed site won / imported soil to assess suitability for re-use; - Installation of Amber 1 gas protection measures. Supervision and validation of installation of gas mitigation measures by suitably qualified consultant; - Provision for storage, treatment and disposal of any previously identified contamination. It is noted that the Remediation Strategy pre-dates the variation application to change the site plan and reduce the number of dwellings to 81. However, as the Remediation Strategy is not plot specific it is still applicable.
Materials Management	The CL:AIRE Definition of Waste: Code of Practice is being used for the onsite reuse of materials and import of materials. A declaration for the site has now been provided.

LCRM Stage 3 - Remediation and Verification	
Verification	Cover Verification Sheets were submitted for plots 27-28, 33-44 and 65-75. Plots 74-75 had previously been considered under 72986. The applicant confirmed in an email dated 29/06/2026 that the plots had been called twice for validation in error. A corrected report was issued for plots 65-73. We are satisfied with this response. The submitted information sufficiently verifies the remedial actions for cover for Plots 27-28, 33-44 and 65-73 only. It is noted that the majority of validations for the current submissions was undertaken by the use of placing a drainage pipe on the land and installing the cover system around it. This negates the digging of a trial hole but as noted in the NCLOG Cover Systems guide, can lead to material thickness to be artificially increased at these locations. As such it is not a reliable method of validation. It is not known why the validator changed their methodology but given that previous submissions have used the digging technique we shall assume that these are acceptable but would advise against this method for the remaining validations.
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.	