



## DEPARTMENT OF OPERATIONS

Claire Booth  
Bury Council Planning Department

Date 7<sup>th</sup> January 2025  
Reference CL212.070125.1

Dear Claire,

**Land to side of Genesis House, Stopes Road, Radcliffe, Manchester, M26 3TL, Planning Application: 71329 – Contaminated Land**

I write regarding the above planning application. The Environment Section has received a copy(ies) of the following report:

- Phase 1 Preliminary Risk Assessment, LK Consult Ltd, LKC 24 1154-A1-PRA-Genesis House, Bolton R0, 30/05/2024

The Environment Section has reviewed the above information in order to assess the following points:

1. [The adequacy of the desk study information available for this site.](#)
2. [Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.](#)
3. [If pre-commencement or pre-occupation planning conditions are required.](#)

It is noted that as the application site is within a High Risk Development area a Mining Risk Assessment (reference LKC 24 1154-A2-CMRA-Genesis House, Bolton R0) has also been submitted. This should be considered by the Coal Authority (now known as the Mining Remediation Authority). Both reports refer to the site being in Bolton; whilst it has a Bolton post code it is within the Bury boundary.

The site currently comprises a grassed area adjacent to commercial buildings. Historical mapping and imagery indicate the land was previously within a pottery works, contained disturbed/waste ground and been in use as a builders yard. The site does not lie within 250 metres of any registered landfill sites, is not in close proximity to any major surface watercourse. The site is situated above the Pennine Middle Coal Measures Secondary A Aquifer, overlain by till superficial deposits. The site is not situated within a Radon Affected Area.

It is understood that the proposed development comprises the (outline application for) erection of warehouse unit.



## **1. The adequacy of the desk study information available for this site**

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 16<sup>th</sup> May 2024 by the consultant as part of the preliminary risk assessment. The site was found to comprise grass covered land with a metal storage unit in the south. Two hand dug trial holes identified a granular made ground to 0.55mbgl containing occasional brick.

The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken to confirm ground conditions across the site. This will include rotary drilling to *confirm the depth to coal seams, the thickness of seams, signs of workings and evidence of treatment work* as recommended by the Coal Mining Risk Assessment report. Please submit a site investigation proposal.

## **2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment**

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 proposal.
- (ii) A site investigation and risk assessment report.
- (iii) Should (ii) indicate further assessment is warranted, a detailed remediation strategy and validation plan.
- (iv) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (v) If (iii) is warranted, 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.



### **3. If pre-commencement or pre-occupation planning conditions are required**

If planning permission is granted, the above information will be required by condition.

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**

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

- I. Generic Quantitative Risk Assessment (GQRA).
- II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

#### **CL02 - REMEDIATION STRATEGY & VERIFICATION**

#### **CL03- REMEDIATION & VERIFICATION**

#### **CL04 - UNEXPECTED CONTAMINATION**

#### **CL05 - IMPORTED SOIL**

*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).*

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.

**Please Note:** 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.



Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

**Sally Shaw**  
**Environmental Protection Officer**

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