

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72962		
Site:	Newbank Garden Centre, Bury Road, Radcliffe, Manchester, M26 9XW		
Proposed Development:	Enclosure of an existing courtyard including provision of new toilet facilities		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL839.040926.CL1	Date:	4 September 2026

Recommendations

The preliminary risk assessment has concluded that there is a moderate/low to low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, no site investigation is considered necessary. However, the following actions are proposed:

- A watching brief to identify and deal with any previously unforeseen contamination, including sources of ground gas.
- Validation testing of any imported topsoil/subsoil at a rate of 1 per 50m³ with a minimum of 3 samples per source. Samples will be tested for a suite of analysis with that includes metals, speciated PAH and asbestos as a minimum, with brownfield, recycled or unknown sources also tested for TPH CWG, BTEX and MTBE.
- Excess soil material to be disposed of at a suitable waste disposal facility.

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:

- **CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION**
- **CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL**
- **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) 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.

Desk Study Information	
Current use	On-site: Courtyard within existing garden centre. Off-site: Garden centre, residential, Metrolink line, industrial estate and open land.
Previous potentially contaminating land uses	On-site: Farm buildings associated with Irwell Bank Farm. Off-site: Irwell Bank Farm, railway line, Warth Mills, refuse tip and agricultural land. Fire at garden centre in 2003.
Environmental setting	Geology: Lower Coal Measures overlain by glaciofluvial sand and gravel deposits. Hydrogeology: Secondary A Aquifer (Lower Coal Measures). Hydrology: Located within 130m of the River Irwell and Hutchinson's Goit. Mining: Located within a Development High Risk Area. Landfill/Waste: Located within 250m of a former landfill site known as Bury Road Landfill (C008). Radon: Not within a Radon Affected Area.

Assessment / Comments	
Information Reviewed	Phase 1 Preliminary Risk Assessment, Newbank Garden Centre, Bury Road, Radcliffe, Bury, Greater Manchester, M26 2WW, LK Consult, Reference: LKC261155-A1-PRA-Newbank Garden Centre-R0, 25 June 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 14 May 2026 as part of the preliminary risk assessment. The site was found to comprise a courtyard (hardstanding and grass) within the middle of the garden centre used a seating area and plant sales. The preliminary risk assessment has concluded that there is a moderate/low to low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, no site investigation is considered necessary. However, the following action are proposed: • A watching brief to identify and deal with any previously unforeseen contamination, including sources of ground gas. • Validation testing of any imported topsoil/subsoil at a rate of 1 per 50m³ with a minimum of 3 samples per source. Samples will be tested for a suite of analysis with that includes metals, speciated PAH and asbestos as a minimum, with brownfield, recycled or unknown sources also tested for TPH CWG, BTEX and MTBE. Additionally, the following action should also be undertaken: • Excess soil material to be disposed of at a suitable waste disposal facility. Validation information for these actions will be required.
Site Investigation and Generic Quantitative Risk Assessment	Not required.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The following remediation actions will be completed: • A watching brief to identify and deal with any previously unforeseen contamination, including sources of ground gas.

	- Validation testing of any imported topsoil/subsoil at a rate of 1 per 50m³ with a minimum of 3 samples per source. Samples will be tested for a suite of analysis with that includes metals, speciated PAH and asbestos as a minimum, with brownfield, recycled or unknown sources also tested for TPH CWG, BTEX and MTBE. Additionally, the following action should also be undertaken: - Excess soil material to be disposed of at a suitable waste disposal facility. Validation information for these actions will be required.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted.

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.	