

m83 Associates Ltd

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Preliminary Risk Assessment

82 Ainsworth Road. Bury, BL8 2RS

1. Introduction

This Preliminary Risk Assessment (PRA) has been prepared in response to Bury Council's request for further information dated 28 August 2026 in relation to planning application at the address 82 Ainsworth Road, Bury, BL8 2RS.

The proposal comprises the change of use of the existing dwellinghouse from Use Class C3 to a five-bedroom, five-person HMO (Use Class C4), together with a single-storey rear extension and rear dormer extension.

Bury Council's request states that, as a minimum, a PRA for contaminated land is required. It also advises that, depending on the site end use and potential for contamination, a site investigation, risk assessment and remediation strategy may additionally be required.

This assessment is a preliminary desk-based assessment. It is not a ground investigation, intrusive survey, quantitative contaminant risk assessment or remediation strategy.

2. Purpose and Scope

The purpose of the PRA is to identify potential contaminative sources, potential receptors and plausible pathways, and to determine whether there is sufficient evidence at this stage to justify further intrusive investigation.

The assessment follows the source–pathway–receptor approach used in land contamination risk assessment and has regard to Bury Council's developer guidance and the Environment Agency's Land Contamination: Risk Management principles.

The assessment considers the application site, its proposed sensitive residential end use and relevant surrounding land uses identified through the desktop research.

3. Site and Proposed End Use

The site is an existing residential property at 82 Ainsworth Road, Bury, BL8 2RS. The proposed development retains the dwelling and introduces five-bedroom HMO accommodation, together with a single-storey rear extension and rear dormer.

The proposed end use is residential and therefore a sensitive end use. Bury Council states that for sensitive end uses such as housing, a contaminated land risk assessment is likely to be required.

The development is not understood to include basements, major excavation, industrial processes, fuel storage or the introduction of hazardous substances.

4. Current and Surrounding Land Uses

The application site is currently occupied by a dwelling and associated front and rear garden areas.

Historical and current information indicates that the wider BL8 2RS area includes established employment and industrial premises. In particular, Wellington Cement Works is recorded on Ainsworth Road, and JIL Industrial Estate is located off Dalton Street/Ainsworth Road.

Publicly available business information identifies industrial/workshop uses at Wellington Cement Works and the JIL Industrial Estate. A Bury Council planning document also identifies a warehouse and works in the vicinity of Back Ainsworth Road North and Dalton Street.

These surrounding uses are relevant because historical or current industrial activities can represent potential contaminative sources. However, the available desktop evidence reviewed for this PRA does not establish a specific contaminative incident, spill, tank, landfill or known contaminated land designation affecting 82 Ainsworth Road.

5. Historical Land-Use Information

A Bury Council trade directory from 1936 records John L. Lord at Wellington Cement Works. This establishes that a cement works existed in the wider locality historically.

More recent public records confirm continued commercial/industrial occupation of the Wellington Cement Works area, including specialist flooring and joinery-related businesses, and industrial/workshop accommodation at the JLL Industrial Estate.

No reliable evidence has been identified from the desktop sources reviewed that demonstrates that the footprint of 82 Ainsworth Road itself was formerly an industrial works, landfill, waste disposal site, petrol filling station or similar high-risk contaminative use.

The historical evidence is therefore considered sufficient to identify a potential surrounding industrial-source risk, but not sufficient to conclude that the application site itself is contaminated.

6. Potential Contaminative Sources

Potential sources considered include made ground or imported fill, historic industrial activity in the surrounding area, fuels/oils/solvents associated with workshops or industrial premises, metals and hydrocarbons associated with historical industrial land use, and ground gas where made ground or filled land may be present.

The existing residential use and gardens may also have resulted in small-scale domestic sources such as heating-oil storage or historic chemical use, although no specific evidence of such sources has been identified.

The adjacent/wider industrial uses are considered a more relevant potential source than the existing residential use of the application site.

7. Receptors and Pathways

Potential human receptors include existing residents, future HMO occupants, construction workers and maintenance personnel.

Potential environmental receptors include shallow soils, groundwater and surface-water features where hydraulically connected.

Potential pathways include direct contact with soil, incidental ingestion of soil/dust, inhalation of contaminated dust or vapours, migration through soil or groundwater, and migration of ground gases into buildings.

The proposed extension and landscaping works may disturb shallow soils and therefore could create or modify exposure pathways, although the extent of excavation is expected to be limited.

8. Preliminary Conceptual Site Model

The preliminary conceptual model considers the following plausible source–pathway–receptor relationships.

Potential linkage	Source	Pathway	Receptor	Preliminary risk
Soil contamination	Historic/current surrounding industrial uses	Soil/dust contact, ingestion	HMO residents / workers	Low–Moderate
Hydrocarbons/metals	Industrial/workshop activity nearby	Soil/groundwater migration	Residents / controlled waters	Low–Moderate
Ground gas	Made ground / historical filling (if present)	Gas migration	Residents / building	Low
Contaminated imported/fill material	Historic site formation / unknown fill	Direct contact	Residents / workers	Low–Moderate
Unexpected contamination	Previously unidentified source	Direct contact / vapour / migration	Residents / workers / waters	Low–Moderate

9. Risk Matrix and Preliminary Assessment

The following matrix is a preliminary qualitative assessment based on the desktop information reviewed. It is not a quantitative human-health or controlled-waters risk assessment.

Potential linkage	Source	Pathway	Receptor	Preliminary risk
Soil contamination	Historic/current surrounding industrial uses	Soil/dust contact, ingestion	HMO residents / workers	Low–Moderate
Hydrocarbons/metals	Industrial/workshop activity nearby	Soil/groundwater migration	Residents / controlled waters	Low–Moderate
Ground gas	Made ground / historical filling (if present)	Gas migration	Residents / building	Low
Contaminated imported/fill material	Historic site formation / unknown fill	Direct contact	Residents / workers	Low–Moderate
Unexpected contamination	Previously unidentified source	Direct contact / vapour / migration	Residents / workers / waters	Low–Moderate

10. Further Investigation

On the evidence presently available, a major contaminative risk to the proposed residential/HMO use has not been demonstrated. The site is an established dwelling and no specific record of contamination affecting No. 82 has been identified through the desktop sources reviewed.

However, the sensitive residential end use and the presence of established industrial/commercial land uses in the wider immediate area mean that a precautionary approach is appropriate.

At this stage, a full remediation strategy is not considered justified because no specific contamination requiring remediation has been identified. A targeted Phase 2 investigation should be considered if the Council's Environmental Health/Contaminated Land Officer identifies a specific concern, if further historical/environmental searches identify a contaminative use affecting the site, or if unexpected contamination is encountered during works.

If the Council requires intrusive investigation as a condition of planning permission, the investigation should be undertaken by a suitably qualified contaminated-land specialist and should follow the current Environment Agency Land Contamination: Risk Management framework.

11. Unexpected Contamination

If visually or olfactorily unusual soils, buried waste, tanks, stained ground, asbestos-containing materials, hydrocarbon odours or other evidence of contamination are encountered during construction, works in the affected area should cease and the material should be assessed by a suitably qualified person.

Where necessary, further investigation, risk assessment and remediation/protection measures should be undertaken and agreed with Bury Council before the affected works recommence.

12. Conclusion

The PRA identifies a sensitive residential end use and potential contaminative sources associated primarily with the established industrial/commercial land uses in the wider surroundings.

The desktop information reviewed does not establish that the footprint of 82 Ainsworth Road has a known contaminative former use or is recorded as contaminated land.

On the information currently available, the preliminary risk is assessed as LOW to MODERATE, principally because of the sensitive end use and surrounding industrial context rather than evidence of confirmed contamination at the site.

A full remediation strategy is not considered necessary at this stage. Subject to the Council's review of this PRA and any additional environmental information, further intrusive Phase 2 investigation is not considered automatically necessary. The recommendation should, however, be revisited if the Council identifies site-specific contamination concerns or if unexpected contamination is encountered.

13. Sources Reviewed

Bury Council – Contaminated Land guidance and developer guidance.

Bury Council – Local validation/checklist material concerning contaminated land.

Bury Council – planning documents identifying the surrounding Ainsworth Road / Back Ainsworth Road North / Dalton Street employment and warehouse context.

Bury Council 1936 Trade Directory – reference to Wellington Cement Works.

Companies House/public business records – Wellington Cement Works and JLL Industrial Estate occupiers.

Environment Agency – Land Contamination: Risk Management principles.

Important qualification: This PRA is a desktop preliminary assessment. It does not certify that the site is free from contamination and should not be used as a substitute for intrusive investigation where the Local Planning Authority or a suitably qualified specialist considers such investigation necessary.