

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72225		
Site:	104 Nelson Street, Bury, BL9 9HX		
Proposed Development:	Reinstatement of mid-terraced house at no. 104 Nelson Street following collapse after gas explosion		
To:	Helen Leach	From:	Rebecca Jones
Our Reference:	CL1119.011025.CL1	Date:	1 October 2025

Recommendations
The preliminary risk assessment has concluded that there is a low to moderate risk to human health and the environment from soil contamination mainly associated with existing made ground, and debris and residues from the explosion/fire in 2024. The potential risks from ground gas and to controlled waters are considered low. Consequently, the consultant does not consider that a full intrusive investigation is required. However, a number of remedial actions have been recommended to include a watching brief and testing of shallow soils. 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: • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • 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) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.

- (ii) 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: Demolished terraced property following a gas explosion at the site in 2024. Off-site: Residential properties, a primary school, a football ground and a cemetery.
Previous potentially contaminating land uses	On-site: Open land and terraced property built by 1910. Gas explosion and fire damage in 2024. Off-site: Old Gravel Pit, timber yard, football ground, cemetery, allotment gardens, warehouses and residential properties.
Environmental setting	Geology: Carboniferous Cannel Rock Sandstone overlain by glaciafluvial sand and gravel deposits. Made ground is likely to exist at the site. Hydrogeology: Secondary A Aquifer (Cannel Rock Sandstone). Hydrology: Not in close proximity to any major surface watercourse. Mining: Not within a Development High Risk Area. Landfill/Waste: Not located within 250m of a known landfill site. Radon: Class 2 Radon Affected Area.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment - Desk Study, 102, 104 and 106 Nelson Street, Bury, Manchester, BL9 9HX, Arbtech Consulting Ltd, Reference: 102, 104 and 106, Nelson Street, BL9 9HX–Arbtech LQ-PRA, 10 September 2025.
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. No previous investigations have been carried out at the site. However, 5 no. BGS boreholes, excavated 181m west of the site in 1996, identified the presence of made ground to 2.0m bgl over natural clay and sand deposits. The preliminary risk assessment has concluded that there is a low to moderate risk to human health and the environment from soil contamination mainly associated with debris and residues from the explosion/fire in 2024. The potential risks from ground gas and to controlled waters are considered low. Consequently, the consultant does not consider that a full intrusive investigation is required. However, a number of remedial actions have been recommended.
Site Investigation and Generic Quantitative Risk Assessment	Not required.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Although a full investigation has not been recommended, the following remedial actions are required: • A discovery strategy (watching brief) should be implemented during construction to address any unexpected soils, debris, or combustion residues encountered. This would include visual and olfactory inspection of excavated soils, segregation of any suspect materials, and appropriate disposal or remediation if significant contamination is identified. Such a strategy provides a precautionary measure without necessitating a full intrusive investigation. • Undertake limited sampling and testing of shallow soils to confirm their suitability for reuse, retention and/or disposal, particularly given the recent explosion and fire incident and the potential for residues from combustion products or fire-fighting chemicals. • Excess soil material should be tested to ensure that it is disposed of at a suitable waste disposal facility.

	Additionally, the following actions should also be undertaken: Chemical testing results of any imported material for use in soft landscaped or garden areas to demonstrate that the material is suitable for use. The current landscape plan indicates that the front garden will comprise paving with planting, while the rear garden will be hardstanding. A verification report will be required on completion of the development to demonstrate the above actions have been successfully implemented in full.
Materials Management	No information submitted. If soils are to be imported to site under the CL:AIRE Definition of Waste: Code of Practice, a copy of the Materials Management Plan will be required.
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.	