

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72656		
Site:	Land at junction of Hollins Brook Way & Pilsworth Road, Bury, BL9 8RR		
Proposed Development:	Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1011.120226.1	Date:	12 February 2026

Recommendations	
It is noted from the accompanying Design and Access Statement that this is a revised scheme to that considered previously under 68530 and 71247. This response collates all works undertaken to date at the site and considers the supporting Remediation Strategy. In line with the National Planning Policy Framework, we recommend that the following contaminated land conditions are placed on any grant of permission: • CL03 - REMEDIATION & VERIFICATION • INFORMATIVE Reason: <i>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).</i> 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: The site is currently part developed with car parking areas completed and in use. Enabling works have been completed on what was known as the Phase 1 area (access road and land to the south and west). Off-site: Works, commercial and residential. Hollins Vale Local Nature Reserve to the south.
Previous potentially contaminating land uses	On-site: Warehouse c1980 – c2019 Off-site: Bleach and dye works and associated reservoirs, later becoming a Perfume works and a Glue and Gelatine Works.
Environmental setting	Geology: Trencherbone Rock Sandstone and Lower Coal Measures overlain by Glaciofluvial Deposits. Hydrogeology: Secondary A Aquifer. Hydrology: Hollins Brook is located 91m south of the site. Mining: Part of the site is within a Development High Risk Area. Landfill/Waste: The northern extent of the site is within 250m of a known landfill site. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	<u>CL1011.210722.1 (68530)</u> • Preliminary Risk Assessment, New Office Block Bury, Groundtech Consulting Limited, Reference: GRO-21438-3118, February 2022 • Geo-Environmental Appraisal, New Office Block Bury, Groundtech Consulting Limited, Reference: GRO-21438-3308, 31 March 2022 <u>CL1011.180923.1 (68530)</u> • Supplementary Geo-Environmental Appraisal, New Office Block Bury, Groundtech Consulting, Reference: GRO-21438-3375, 20 September 2022 • Remedial Specification, New Office Block Bury, Groundtech Consulting, Reference: GRO-21438-4387, 14 April 2023 <u>71247 (email response 20/01/25)</u> • Phase 1 Validation Report, Groundtech Consulting, reference GRO-21438-5562, 20 December 2024 <u>Current Submission 72656</u> • Remedial Specification, New Office Block Bury, Groundtech Consulting, Reference: GRO-21438-4387, revision 1.1, 17 December 2025

	Remedial Specification, New Office Block Bury, Groundtech Consulting, Reference: GRO-21438-4387, revision 1.2, 17 23 January 2026
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A satisfactory desk study was submitted and considered under our reference CL1011.210722.1. This identified possible pollutant linkages and recommended that further investigation be carried out.
Site Investigation and Generic Quantitative Risk Assessment	Site investigation works have been carried out in two phases (October 2021 and January – February 2022) with a subsequent forensic assessment for ground gas carried out in July 2022. These were considered under our references CL1011.210722.1 and CL1011.180923.1. No elevated concentrations of metals, speciated PAHs or hydrocarbons have been recorded by the laboratory testing based on the site having a commercial end use. Furthermore, TPH concentrations were almost entirely recorded at levels below the laboratory limits of detection. Amosite asbestos loose fibres were detected at a trace concentration of below 0.001 mass% in TP01 at a depth of 0.7m bgl in the west of the site. Chrysotile loose fibrous debris was detected at a concentration of 0.005 mass% in TP03 at a depth of 0.55m bgl in the southeast of the site. Following the RB17 forensic analysis, it was concluded that the site can be characterised as CS1. As such no remedial measures were required for ground gas.
Detailed Quantitative Risk Assessment	Not relevant for this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	A remedial strategy was considered under CL1011.180923.1 and found to be acceptable. This comprised the installation of a cover system in landscaped areas and a watching brief during ground works for any previously unseen contamination. The current submission is for a revised Remediation Strategy to reflect the changes to the proposed development. The strategy notes that <i>remediation will be undertaken at the site to prepare it for development of a gym and cafe with associated outside facilities</i>

	<i>including two covered paddle courts and a MUGA pitch.</i> It is noted that much of the proposal is for hardstanding, be it parking or surfaced sports facilities which will break any potential pollutant linkage. The following remedial works are proposed: • Enabling works phase, including breakout of hard surfacing and below ground obstructions, a watching brief for asbestos, offsite disposal of unsuitable or excess material and the reuse of appropriate soils and materials management of soils. • Construction phase to include the placement of clean validated subsoil/topsoil over a demarcation membrane/hard dig layer in areas of soft landscaping. In areas of soft landscaping, the cover system is to comprise the following: <i>600mm of inert growing medium consisting of Topsoil and Subsoil (inclusive of between 150mm and 300mm of topsoil in accordance with BS 3882:2015 overlying Subsoil at a thickness that makes up a total of 600mm) above a contamination demarcation barrier or 100mm hard dig layer.</i> Furthermore, it is noted that <i>in areas where trees are planned as part of the landscaping the cover system should be increased to allow for the root ball.</i> Testing and visual inspection of soils alongside validation of the placed cover system is proposed. A remediation criterion is presented in Appendix 4 and all imported soils will be screened against it. It is noted that a Residential Without Plant Uptake criterion has been selected. A Verification Report is to be collated at the end of the works, providing all relevant supporting information to confirm that remedial objectives have been met. Furthermore, a contingency plan is set of for unexpected contamination. The Remediation Strategy appears appropriate for the proposed development.
Materials Management	DoWCoP was noted to be followed where applicable.

LCRM Stage 3 - Remediation and Verification

Verification	Validation of enabling works within Phase 1 were considered under our consultation response to the Reserved Matters application, 71247 (email dated 20/01/25). This detailed the breakout of all hard surfacing and below ground obstructions, a watching brief for asbestos containing materials and reuse of appropriate soils and materials management of soils. Approximately 1745m³ of material was removed from site and copies of waste transfer notes are provided in the report. It was stated that <i>a watching brief was maintained by the enabling works contractor and no evidence of ACMs were observed.</i> The submitted information was found to be sufficient and it was recommended that condition 4 of 68530 be part discharged for the enabling phase of the Phase 1 area only. Further Verification information is to be submitted should this application be approved confirming that works in accordance with the revised Remediation Strategy have been carried out to demonstrate the site is suitable for use prior to first use.
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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.

