



**DEPARTMENT OF
OPERATIONS**

Jennie Townsend
Bury Council Planning Department

Date 20 February 2025
Reference CL1103.200225.1

Dear Jennie,

Albion Mill Industrial Estate, Albion Street, Bury, BL8 2AD, Planning Application: 71587 – Contaminated Land

A copy of this letter should be forwarded to the applicant.

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

- Preliminary Risk Assessment, Albion Mill and Albion House, Albion Street, Bury, Zig Zag Environmental, Reference: ZZ24032-1 Final, 22 November 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.](#)

The site comprises a historical textile mill (Albion House and Albion Mill) which is currently vacant but had most recently been used by Pur-o-Lux Limited, a bespoke bed and mattress manufacturer, who have occupied the site since 1977. Current uses in the surrounding area include commercial and industrial premises. Previous land uses at the site have included Albion Mill (Cotton, later a shoe and slipper works), Albion Works (aerated water, later joinery works) and residential properties. Previous uses in the surrounding area have included cotton mills, paper mills, gas works, boiler works, scrap metal works and a canal wharf. The site lies within 250 metres of three registered landfill sites and is in close proximity to a number of surface water features comprising the Manchester, Bolton and Bury Canal, River Irwell and a reservoir. A drainage channel which feeds the reservoir flows along the western boundary of the site. The site is situated above the Cannel Rock Secondary A Aquifer overlain by River Terrace Deposits. The site is situated within a Radon Affected Area (Category 2) where up to 3% of homes are estimated to exceed the Action Level.



It is understood that the proposed development comprises the Prior Approval for proposed change of use of former mill buildings from commercial to 20 no. flats. It is understood that no soft landscaping is proposed.

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 has been carried out as part of the preliminary risk assessment. The site was found to comprise two former mill buildings located either side of Albion Street (Albion House and Albion Mill) both of which have basement and plant rooms. A garage and yard is located behind Albion Mill. Accumulations of waste and evidence of a bonfire were present outside.

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. The risks to controlled waters are considered low. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. A copy of a site investigation proposal is required.

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) 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) 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.

The above information will be required by planning conditions, if permission is granted.



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

Contaminated Land - Conditions

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 - CONTAMINATED LAND CONDITION 01: SITE CHARACTERISATION & RISK ASSESSMENT

CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN

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).

Notes

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.

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



Yours sincerely

Rebecca Jones
Environmental Protection Officer

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