

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	73054		
Site:	Land to west of Huntley Mount Road, Bury		
Proposed Development:	Erection of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes) and associated fencing		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1082.040626.1	Date:	04 June 2026

Recommendations

The preliminary risk assessment has concluded that there is a moderate to 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 to moderate. Consequently, the consultant has recommended that a site investigation be undertaken.

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 - SITE CHARACTERISATION & RISK ASSESSMENT (omit preliminary risk assessment)**
- **CL02 - REMEDIATION STRATEGY & VERIFICATION PLAN**
- **CL03 - REMEDIATION & VERIFICATION**
- **CL04 - UNEXPECTED CONTAMINATION**
- **CL05 - 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) A site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan if the findings of (ii) warrant it.
- (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, if remedial actions have been undertaken, 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: Derelict site, last used for the storage and the sale of motor vehicles Off-site: Residential, commercial and an adjacent supermarket.
Previous potentially contaminating land uses	On-site: Chesham Works occupied the site prior c1900s, which was initially associated with preserves production and later with confectionery manufacturing until its closure in June 1989 with the building subsequently demolished and the site cleared. Off-site: Works, cotton and wool mills, a laundry and a former clay pit
Environmental setting	Geology: Pennine Lower Coal Measures Formation, overlain by Devensian Till. Hydrogeology: Secondary A Aquifer Hydrology: Not in close proximity to any major surface watercourse. Mining: The Site is located in an area which may be affected by coal mining activity but is not within a Development High Risk Area. Landfill/Waste: The site does not lie within 250 metres of any registered landfill sites. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Preliminary Land Contamination Assessment, Epsilon Environmental Limited, Project Reference: 23-0016, issue no. 02 dated 11/02/2026

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, 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. The preliminary risk assessment has concluded that there is a moderate to low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken as part of a geotechnical investigation.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	No relevant at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No relevant at this stage.
Materials Management	No relevant at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	No relevant at this stage.

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.