

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71917		
Site:	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR		
Proposed Development:	Demolition of an existing single storey, mixed use building and steel framed warehouse; Erection of a single storey building to provide office, research and development and warehouse facilities		
To:	Claire Booth	From:	Rebecca Jones
Our Reference:	CL579.260625.CL1	Date:	26 June 2025

Recommendations
No contaminated land assessment reports have been submitted with the application. Previous site investigations carried out at Fragrance Oils in support past applications have not identified any significant contamination. However, the following remedial actions were agreed: • Gas protection measures to be installed to include a proprietary gas resistant membrane (understood at the time that it was the policy of Fragrance Oils to include a gas membrane in all new buildings). • A watching brief during excavations to identify and deal with any unforeseen contamination. • United Utilities to be consulted to see if potable water supply pipe protection measures are required. • Waste management documentation and testing data to be supplied for any soil material excavated and removed from site. Prior to recommending any conditions, further information is required regarding whether any additional assessments have been carried out and if remedial actions are proposed for the new development.

Desk Study Information	
Current use	On-site: Commercial/industrial site occupied by Fragrance Oils (International) Limited including a mixed-use building and warehouse. Off-site: Commercial and industrial units, and residential.
Previous	On-site: Open land and an engineering works.

contaminating land uses	Off-site: Cotton mill, gasometers, reservoirs, a paper works, dye works and infilled reservoirs
Environmental setting	Geology: Middle Coal Measures overlain by alluvium and river terrace deposits. Hydrogeology: Secondary A aquifer (Middle Coal Measures). Hydrology: Hutchinson's Goit flows along the eastern boundary of the site. The River Irwell is located approximately 280m to the east. Mining: Located within a Development High Risk Area. Landfill/Waste: Located within 250 metres of a landfill site known as Dumers Lane, Radcliffe Landfill. Radon: Not located within a Radon Affected Area.

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.