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TE1885-TE-00-XX-CO-GE-001-V02

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PLANNING APPLICATION REF: 71834 - CONDITION 3 CONTEXT

Dear Peter,

Tier Environmental have produced this note to provide context with regards to Condition 3 of planning application reference: 71834 which pertains to the following:

Full planning application for the infill of the existing underpass, engineering works (including remediation works; foundation/piling works; and other associated engineering works) to recontour the land within Pyramid Park to tie into existing levels, the construction of a fully accessible pedestrian bridge structure (including alterations to Metrolink-related infrastructure) across the existing Metrolink line to allow access between Knowsley Place, the Metrolink platform (via lift and stairs) and Pyramid Park; improvements to the existing Metrolink platforms and canopies; construction of a new sloped footpath with stairs within Pyramid Park site from bridge; hard/soft landscaping; and associated drainage and lighting schemes.

Condition 3 states:

Excepting demolition and site clearance, no development hereby permitted shall take place within Pyramid Park until a Site Condition Report is submitted to the Local Planning Authority for approval detailing land which falls both within this application and planning approval 70903 following completion of approved remedial works under 70903.

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).

Reference above is made to planning application 70903.

Previous Reports

A Detailed UXO Desk Study was completed by EOD Contracts Ltd (Ref: EOD/24/24140/DTS, dated November 2024) for the combined Phase 1 and Phase 2 site boundaries.

The following third party reports were provided to Tier Environmental for review:

- A Factual Report on Site Investigation for Land at Townside Fields, Bury, by Dunelm Geotechnical and Environmental on behalf of Campbell Reith (Ref: M1062/01, dated April 2022)
- A Geoenvironmental Appraisal of land at Bury Market, for Bury Council, by ID Geoenvironmental Ltd (Ref: 5237-G-R001 Rev A, dated August 2022).
- A Factual Report for Pyramid Park, Bury, by Geotechnics on behalf of Campbell Reith (Ref: PN234595, dated February 2024)

The above factual reports for Townside Fields/Pyramid Park are collated in the following produced by Campbell Reith, which were available on the Bury Council planning portal:

- A Geotechnical and Geoenvironmental Desk Study Report, by Campbell Reith (Ref: 13819-CRG-XX-XX-RP-LQ-0001, dated March 2022).
- A Phase 2 Interpretive Report (Contamination), by Campbell Reith (Ref: 13819-CRG-XX-XX-RP-LQ-0002, dated July 2022).
- A Land Quality Statement by Campbell Reith (Ref: 14111-CRH-XX-XX-RP-LQ-0001, dated April 2024)
- A Remediation Strategy and Quality Statement by Campbell Reith (Ref: 14111-CRH-XX-XX-RP-LQ-0001-P02, dated November 2024)

Tier Environmental reviewed the above as part of a Preliminary Risk Assessment Report for the Phase 1 Area (Ref: 16012-TRE-BRY-XXX-RP-EN-000001 Rev. P02, dated April 2025).

Tier Environmental then subsequently prepared the following previous reports pertaining to the site:

- Ground Investigation Report For Bury Interchange - Pyramid Park And Union Square (report reference: TE1885-TE-00-XX-RP-GE-004-V03 / 16012-TRE-BRY-XXX-RP-EN-000004 REV.P03, dated 15th January 2026);
- Asbestos Detailed Quantitative Risk Assessment For Bury Interchange (report reference: TE1885-TE-00-XX-RP-GE-006-V01 / 16012-TRE-BRY-XXX-RP-EN-000005, dated 6th June 2025)

The conclusions of the ground investigation report with respect to human health risks were:

- Localised PAH exceedances were identified during sensitivity analysis when comparing against Generic Assessment Criteria (GACs) protective of a more conservative Public Open Space park land use. Following further qualitative assessment of the provenance of those PAHs it was concluded that as they appeared to be attributable to natural coal that they

would be unlikely to represent a potential risk to the end users. On this basis, it was not considered that the site represents a potential risk to end-users (with respect to PAHs).

- Of the 20 No. of Made Ground samples submitted for asbestos screening, 5 No. were reported to contain asbestos in the form of chrysotile and locally amosite fibre bundles, returned with quantification of <0.001% w/w suggesting trace level of asbestos. A total of 3 No. samples of Made Ground from the trackside location BH-P2-106 were screened for asbestos. None recorded asbestos to be present.
- It was recommended that an Asbestos DQRA be conducted to determine suitability for re-use of low-level asbestos impacted soils within the development.

With respect to controlled waters, the following conclusions were reached:

- The controlled waters sensitivity was regarded as being low/moderate.
- Measured leachable concentrations of nickel, iron and anthracene marginally in excess of Water Quality Standards (WQSs) and leachable fluoranthene and benzo(a)pyrene were assessed in the context of the conceptual site model and were not considered to pose a risks to controlled water receptors.

The asbestos DQRA was conducted in accordance with CIRIA C733 and concluded:

- The above mesothelioma and lung cancer risk calculations provides a total risk of 0.094 per 100,000 over a lifetime of 80 years with significant conservatism built into the model.
- On this basis, it was considered that the reported concentrations of amosite asbestos within the Made Ground materials presented a minimal risk for the proposed primary landscape maintenance worker receptors and was also considered appropriately protective of future Public Open Space users (i.e. people enjoying use of the bridgescape area).

On the basis of the above, no residual pollutant linkages remained at the site such that there was no driver for remediation works at the site.

Therefore referring back to the Condition 3 wording, it is evident that for the land that falls within this application is not requiring remediation under planning application reference 71834, such that Condition 3 pertains solely to remedial works proposed under 70903:

*Excepting demolition and site clearance, no development hereby permitted shall take place within Pyramid Park until a Site Condition Report is submitted to the Local Planning Authority for approval detailing **land which falls both within this application** and planning approval 70903 following completion of approved remedial works under 70903.*

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).

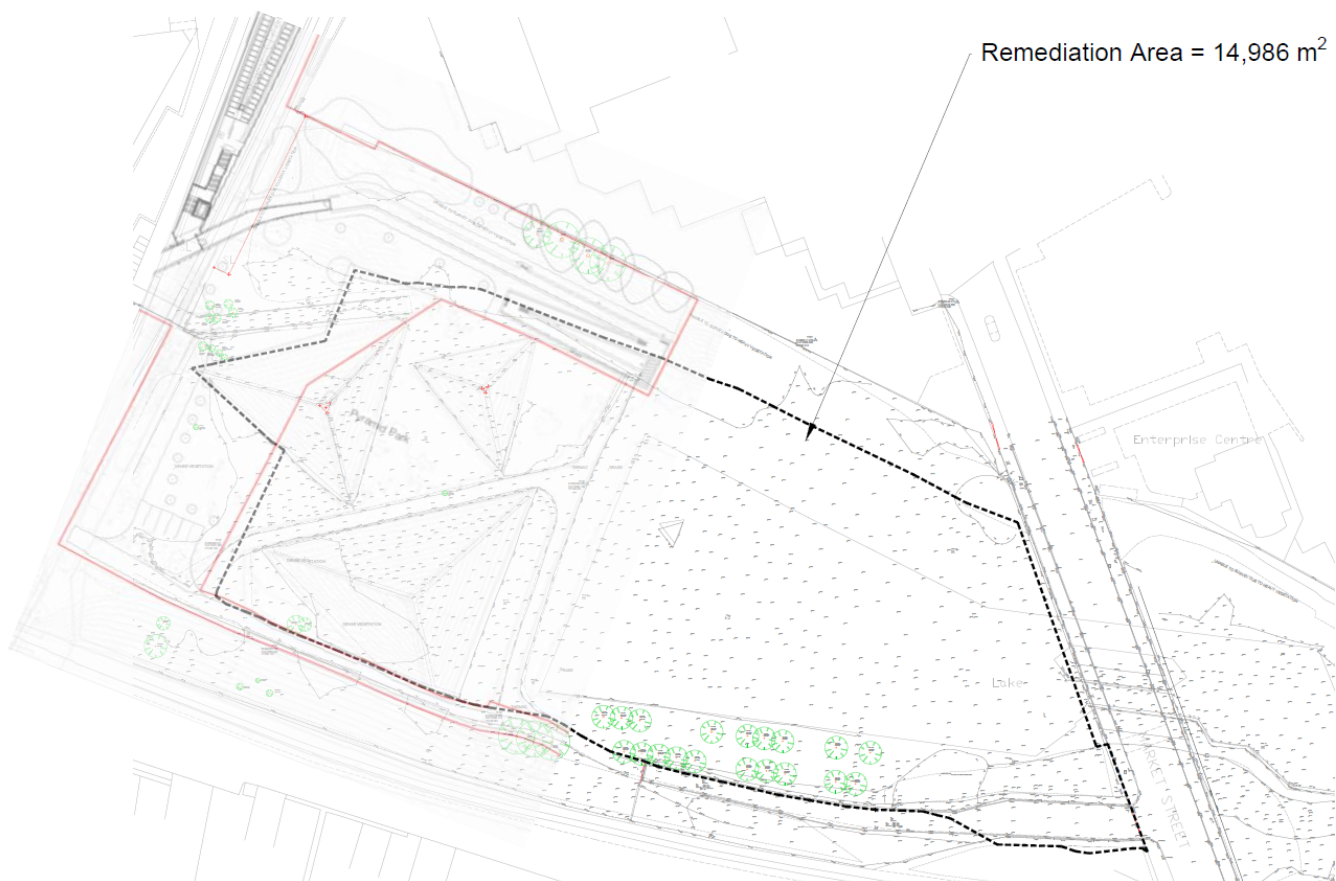
Wider Area Pyramid Park Remediation (Pertaining to Planning Application 70903)

As demonstrated above, there is no risk driver for remediation under 71834 but a site condition report is required following successful completion of wider remediation works (that is being undertaken by third parties) which includes removal of the 'pyramid' shaped mounds present across the wider area, one of which encroaches into the 71834 site boundary.

The requirements of remediation under 70903 are detailed in in the third party '*A Remediation Strategy and Quality Statement*' by Campbell Reith (Ref: 14111-CRH-XX-XX-RP-LQ-0001-P02, dated November 2024).

The extent of the remediation works are as presented on Drawing No. 14111 CRH ZZ XX DR Civil 4001 P4 entitled 'Site Remediation Plan' (dated 4th March 2024) which has been presented in Appendix A. The figure extract below demonstrates the extent of the remediation shown as a black dashed line that 'overlaps' the 71834 subject site boundary in shown in red (associated with the proposed pyramid mound removal works).

Figure 1 – Extent of Remediation Works Proposed Under 70903 within 71834 Boundary



It is proposed in the Campbell Reith Remediation Strategy that “As part of the enabling works, the material from the existing pyramid structures on the western section of the site will be excavated to approximately 1.0m from existing surrounding ground level and the entire site relevelled. Further investigation of the soils beneath the pyramid structures will be required to determine if any contamination is present that presents a risk to end users and to finalise the foundation design for any proposed buildings in this area.”

It is therefore proposed that the Site Condition Report required in accordance with Condition 3 for 71834 shall include a review of the remediation verification report produced by third parties, in due course, to ensure that the above has been adequately conducted and that no residual risk remains.

It is evident; however, that such a site condition report cannot be produced until such time that the remediation under 70903 has been completed by others and the remediation verification report completed by third parties. As such, it is proposed that Condition 3 cannot be fully satisfied as a pre-commencement condition until the above has been fulfilled (by third parties).

For and on behalf of

TIER ENVIRONMENTAL LTD

Adrian Read MEng (Hons)

Technical Director

Tier Environmental Ltd

Enc: Drawing No. 14111 CRH ZZ XX DR Civil 4001 P4 entitled ‘Site Remediation Plan’ (dated 4th March 2024)