



**DEPARTMENT OF
OPERATIONS**

Jennie Townsend
Bury Council Planning Department

Date 24th February 2025
Reference CL1104.240225.1

Dear Jennie,

Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, BL2 5QR, Planning Application: 71506 – 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:

- Phase 1 Preliminary Risk Assessment, LK Consult Ltd, reference LKC 24 1306-A1-PRA-Titus Cottage R0, dated 05/09/24

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 is currently vacant having been recently used for the stabling of horses for over 35 years. Current uses in the surrounding area include residential and agricultural. The site does not lie within 250 metres of any registered landfill sites, but there are potentially infilled features within 100m of the site. The site is situated above the Cannel Rock – South Lancashire (sandstone) Secondary A Aquifer; there is no recorded superficial geology. The site is not situated within a Radon Affected Area.

It is understood that the approved development comprises the erection of 1no. detached dwelling.



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 was carried out by the consultant on the 13th August 2024 as part of the preliminary risk assessment. The site was found to be predominately grassed with a few patches of hard stood ground along the southern edge. Patches of demolition rubble were noted along the south of the site. Scrap metal was found partially overgrown in the eastern half of the site.

3 hand dug trial holes identified made ground in excess of 0.25mbgl containing brick fragments and occasional clinker.

The preliminary risk assessment has concluded that there is a moderate/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; please submit a site investigation proposal.

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 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 are undertaken, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.



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

If planning permission is granted, the above information will be required by condition.

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

CL03- REMEDIATION & VERIFICATION

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

INFORMATIVE

In order to discharge conditions, the actions required by Conditions CL01 – CL06 shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2024 and the Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Purchasers, where applicable, are advised that they should satisfy themselves that land contamination issues, if present, have been satisfactorily discharged given that the Council expects full compliance with any contaminated land requirements prior to the occupation of the site. Upon occupation such matters could then be the responsibility of the owner to remedy.

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).

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 Note: 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.

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

Yours sincerely

Sally Shaw
Environmental Protection Officer

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