

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72399		
Site:	Silletts Funeral Service, Kelsil, Spring Lane, Radcliffe, Manchester, M26 2TQ		
Proposed Development:	Extension at side to form additional garage and conversion of existing parking area to workshop; single storey extension at side to form chapels of rest and new reception / wc area; alterations to existing building to form new dormer at front / gable windows and new entrance; render to existing ground floor front elevation and formation of car parking area and courtyard garden together with landscaping		
To:	Claire Booth	From:	Rebecca Jones
Our Reference:	72399.101125.CL1	Date:	10 November 2025

Recommendations

A Preliminary Risk Assessment has not been submitted with the application. However, the proposed development which comprises extensions to existing commercial buildings, a new car park and garden is considered low risk, and on this occasion, a full assessment is not considered necessary.

Part of the site is located over an infilled former railway cutting (Darbyshire Street Landfill). It is understood that this site was infilled in the 1970s with hardcore and excavation material. Given the age and of the fill material, the risk from gas ingress is considered low.

However, it is recommended that a watching brief should be kept during the development to identify and deal with any previously unidentified contamination or putrescible material associated with the former landfill.

Additionally, as new garden areas are proposed, imported material should be chemically tested to ensure that that the soil material is clean and suitable for use.

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:

- **CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION**
- **CL05 - CONTAMINATED LAND CONDITION 05: 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) After completion of site works, a verification statement should be provided which provides details of any contamination encountered during the development or confirms that no unforeseen contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.
- (ii) Details and testing results of any imported material for use in landscaped and garden areas, in order to ensure that it is clean and suitable for use:
 - Details of the total amount of material installed in order to determine if the amount of sampling is sufficient (1 per 50m³ for topsoil, 1 per 250m³ for subsoil, minimum of 3 samples per source).
 - Details of the source of the imported material.
 - Chemical analysis certificates.
 - Details of where samples were taken from.
 - Photographic record of the installation of the cover material.
 - Details and justification for the chosen assessment criteria.

Desk Study Information	
Current use	On-site: Funeral Directors with areas of soft landscaping. Off-site: Public open space, residential, commercial and industrial premise.
Previous potentially contaminating land uses	On-site: Gardens associated with St Thomas's Vicarage and infilled railway cutting. Off-site: Colliery and coal pits, railway land and goods station, grave

	yard, iron works, cotton mills, wagon works, saw mill, town yard, fire station and an industrial estate.
Environmental setting	Geology: Pennine Middle Coal Measures overlain by glacial till. Hydrogeology: Secondary A Aquifer (Middle Coal Measures). Hydrology: Manchester, Bolton and Bury Canal is located 185m to the north. Mining: Part of the site is located within a Development High Risk Area. Landfill/Waste: Part of Derbyshire Street Landfill (an infilled railway running) is located within the site. Radon: Not 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.