

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71320		
Site:	Land at side of 32 Manchester Road, Ramsbottom, Bury, BL0 0DH		
Proposed Development:	Erection of 1 no. dwelling		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1107.300425.CL1	Date:	30 April 2025

Recommendations
A Preliminary Risk Assessment has been submitted, which concludes that there is a potential risk to human health from soil contamination. The risks to controlled waters and from the ingress of ground gas are considered low. Consequently, a site investigation is proposed and a specification for an intrusive investigation has been provided. 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 - CONTAMINATED LAND CONDITION 01: SITE CHARACTERISATION & RISK ASSESSMENT • CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • 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 and risk assessment report.

(ii)	A detailed remediation strategy and validation plan.
(iii)	A materials management plan, if the <u>CL:AIRE Definition of Waste Code of Practice</u> is to be used.
(iv)	After completion of site works, 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: Side garden and driveway of an end terraced property. Off-site: Residential, repair garage, commercial premises, a concrete block works, a quarry and M66 motorway.
Previous contaminating land uses	On-site: Small buildings with a yard (considered likely to be for industrial/commercial use), later marked as a Laundry (1937), buildings demolished by 1963. Off-site: Sandstone quarry, smithy, industrial/commercial premises, refuse tips and waste disposal activity, domestic garages and possible allotments/small holdings.
Environmental setting	Geology: Upper Haslingden Flags, Millstone Grit and Fletcher Bank Grit, overlain by glacial till. Hydrogeology: Secondary A Aquifers (Upper Haslingden Flags, Millstone Grit and Fletcher Bank Grit). Hydrology: Not located within close proximity of any major surface watercourse. Mining: Not located within a Coal Mining Development High Risk area. Landfill/Waste: Located within 250 metres of a landfill site, known as Fletcher Bank Quarry Landfill. Other former refuse tips and potential areas of waste disposal exist in the surrounding area. Radon: Not located within a Radon Affected Area.

Assessment / Comments	
Information Reviewed	- Preliminary Risk Assessment (Desk Study), 32 Manchester Road, Ramsbottom, Bury, BL0 0DH, Worms Eye Limited, Reference: Manchester Road / BL0 0DH / 2025, 21 February 2025. - Proposed Investigation, 32 Manchester Road, Ramsbottom, Bury, BL0 0DH, Worms Eye Limited, Reference: Manchester Road / BL0 0DH / 2025, 21 February 2025.

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, 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. The preliminary risk assessment has concluded that there is a potential risk to human health and the environment from soil contamination at the site. The risks to controlled waters are considered low. The risks from the former refuse tips/landfill site are considered low because the areas of filling are located at least 10m to 15m higher than the development site. Consequently, the consultant has recommended that a site investigation be undertaken, which includes: • 4 no. trial pits excavated to between 0.6 and 1.0m bgl. • Soil sampling (4 no. shallow and 2 no. deeper) tested for a suite of analysis that includes heavy metals, PAHs, TPHs, phenols and asbestos. • 2 no. deeper samples tested for a suite of analysis to assess the risks to potable water pipes. The proposed investigation appears reasonable, however, please note the following comments: • Sampling should be focused on the proposed garden/soft landscaped areas where exposure to potential contamination will be higher. • If contamination is found, soil leachability testing should be carried out to assess the risk to controlled waters. • If a significant depth of made ground is encountered gas monitoring or RB17 assessment should be considered.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk	No information submitted.

Assessment	
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No information submitted.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted.

Notes
• 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.