

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71834		
Site:	Bury Interchange and land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ		
Proposed Development:	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.		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1106.040725.CL1	Date:	04 July 2025

Recommendations
It is understood that this application is for Phase 1 (described as the <i>southern access</i>) of the redevelopment of Bury Interchange as shown in the submitted masterplan. Phase 2 for the main interchange and associated residential development will follow in due course. Phase 1 includes part of Pyramid Park which has planning approval under 70903 for land remediation works. The site is to be developed following site remedial works at Pyramid Park. As such the condition of the land will have changed since the assessments in the submitted reports. A Site Condition Report detailing the condition of the land that falls within this application boundary should be submitted for approval before works commence on this proposed scheme. Contamination has been identified within surface soils but the reports have demonstrated that they present a low risk given the proposed development. Given the site history of the application area, there is the potential for unexpected contamination to be encountered during works. Furthermore, any soil material imported to site for landscaping purposes should be demonstrated to be suitable for use and free of contaminants. Given the above, and in line with the National Planning Policy Framework, we recommend that the following contaminated land conditions are placed on any grant of permission:

Site Specific Condition

No development hereby permitted (except demolition and site clearance) shall take place 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.

- **CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION**

The development hereby permitted within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

Where remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

- **CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL**

Any soil or soil forming materials to be brought to site for use in soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to the Local Planning Authority for approval prior to the development being brought into use.

- **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 condition report.
- (ii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iii) After completion of site works, confirmation that no unexpected contamination was encountered.

Desk Study Information	
Current use	On-site: Three distinct areas: 1. Knowsley Place/Union Square comprising a hotel, offices and car park, 2. Metrolink corridor and platform and 3. Pyramid Park. Off-site: Mixed commercial and residential.
Previous contaminating land uses	On-site: Railway infrastructure including goods sheds and rail lines from 1851 to circa 1976. Post 1980s redevelopment including site clearance, infilling of land and construction of the current station and rail layout. Off-site: Industrial including timber yard, warehouse, woollen mill and abattoir.
Environmental setting	Geology: Superficial deposits comprising Devensian Till and Glaciofluvial Deposits overlay the bedrock Pennine Lower Coal Measures Formation. Hydrogeology: Secondary A Aquifers. Hydrology: River Irwell is located 675m west of the site. Mining: The site is located within a coal mining area as defined by the Coal Authority. Landfill/Waste: Site C78 Pyramid Park comprising inert material deposited during reclamation works in the 1970s is within the site boundary and has been redeveloped for offices, a hotel and parking. Within 250m of the site are C087 and C093, infilling of railway cuttings with inert material; the later area has subsequently redeveloped. Radon: The site is not affected by radon. Unexploded ordnance: The risk level on site is deemed as Low.

Assessment / Comments	
Information Reviewed	- Explosive Ordnance Desk Top Study, EOD Contracts Limited, reference 16012-EOD-BRY-XXX-RP-HS-000001 rev P01, dated 12 December 2024. - Preliminary Risk Assessment, Tier Environmental, reference 16012-TRE-BRY-XXX-RP-EN-000001 REV.P02, dated 01 April 2025. - Ground Investigation Report for Bury Interchange Trackside Works, Tier Environmental, reference 16012-TRE-BRY-XXX-RP-EN-000003 REV.P02, dated 01 April 2025. - Ground Investigation Report for Bury Interchange – Pyramid Park and Union Square, Tier Environmental, reference 16012-TRE-BRY-XXX-RP-EN-000004 REV.P02 Pyramid Park and Union Square, dated 21 May 2025. - Asbestos Detailed Quantitative Risk Assessment for Bury Interchange, Tier Environmental, reference 16012-TRE-BRY-XXX-RP-EN-000005, dated 06 June 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 for the proposed end use. The desk study information provided appears to be sufficient to assess the potential risks at the site. Potential risks from soil to human health and controlled waters are to be investigated. Whilst a potential risk from ground gas was considered as no enclosed spaces are proposed in the development, no further assessment is warranted.
Site Investigation and Generic Quantitative Risk Assessment	Site investigations from the Pyramid Park investigations were summarised in the report. Under application 70903 we found these works to be satisfactory. Additional site investigation works have been undertaken: - November 2024 (trackside, 2 window samples within the current application area) 2 No. hand dug pits to depths between 0.80m and 1.10m bgl. 4 No. window sample boreholes to depths between 1.32m and 1.99m bgl.

	• March/April 2025 (Pyramid Park and Union Square) ○ 2 No. hand dug pits to depths of between 1.00m and 1.10m bgl. ○ 16 No. window sample boreholes to depths between 1.25m and 4.45m bgl. ○ 2 No. cable percussive boreholes with rotary follow on to depths of between 20.30- 25.70m bgl ○ 5 No. machine excavated trial pits to depths of between 1.00-3.00m bgl. For both investigations samples of soil and soil leachate were submitted for analysis of a range of metal, other inorganic and organic components including asbestos. Comparison was made to relevant Generic Assessment Criteria (GACs) for a commercial land use for the first investigation and a commercial and public open space (POS park) land use for the second as a conservative approach. Within the trackside investigation, no exceedances or the presence of asbestos were reported. Variable made ground was encountered in the Pyramid Park and Union Square investigation including a hydrocarbon odour in two locations. Exceedances for PAHs were reported for the POS GAC. A double ratio plot was undertaken and confirmed the likely presence of coal inclusions and as such was concluded not to present a significant risk. Furthermore, the hazard index was calculated for Total Petroleum Hydrocarbons (TPHs) and was concluded that TPH does not present a risk to human health for the proposed land use for either a commercial or POS park scenario. Asbestos was identified in 5 of the 20 made ground samples taken from the Pyramid Park and Union Square investigation. These comprised chrysotile and amosite fibre bundles and were quantified to <0.001%; described as 'trace' levels in the report. No potential risks to controlled waters were concluded from the soil leachate testing undertaken.
Detailed Quantitative Risk Assessment	Given the presence of asbestos in the made ground samples from the Pyramid Park and Union Square investigation a DQRA following CIRIA C733 and SoBRA was undertaken. This adopted a conservative approach whereby the <i>highest asbestos concentration recorded anywhere on site was assumed to lie at the finished ground surface within the most sensitive soft-landscaped zones</i>. Worse-case soil and asbestos types and critical receptor (commercial adult worker with an exposure duration of 49 years) were assumed. Furthermore, future proofing was built into the assessment to consider increased dry and dusty days which may become more frequent with climate change.

	Cumulative risks for mesothelioma and lung cancer were calculated over a lifetime of 80 years. This produced a total risk of 0.094 per 100,000 which is below the considered minimal risk figure of Excess Lifetime Cancer Risk (ELCR) of 1:100,000. As such the report concluded that the <i>reported concentrations of amosite asbestos within the Made Ground materials will present a minimal risk for the proposed primary landscape maintenance worker receptors and is also considered appropriately protective of future Public Open Space users (i.e. people enjoying use of the bridgescape area).</i> Having considered the DQRA in detail, we are satisfied with the approach and conclusion.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No remedial measures are warranted. A watching brief should be carried out during all excavation works and any imported soil must be suitably tested to demonstrate suitability of use.
Materials Management	A preliminary assessment to characterise material with regards waste has been undertaken and potential disposal and re-use options considered. Should the CL:AIRE Definition of Waste Code of Practice be followed, a copy of the Materials Management Plan (MMP) should be submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	Whilst remedial measures are not proposed part of the site will be subject to remedial works prior to commencement of this development if approved under approval 70903. As such site conditions will change from those assessed in the submitted Site Investigation Reports, in this location. A report detailing site conditions prior to commencement should be provided. This should also confirm that land outside the Pyramid Park remediation area is as it was when investigated or advise of any change.

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.