

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	70449	Discharge References:	72708, 73241
Site:	Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich		
Approved Development:	Hybrid Planning Application constituting EIA Development comprising: Full application for demolition of existing buildings/structures and erection of phased mixed use development including Community Hub with flexible uses of library, offices, medical/health services (Classes F1 (a-f), F2(b), E(c), E(e), E(g)) & retail uses (Classes E(a), E(b) F2(a)) & Sui Generis (hot food takeaway & bar), new Market Hall (Classes E(a), E(b) & Sui Generis (hot food takeaway and bar)), Commercial Building with flexible uses including retail, offices, gymnasium (Classes E(a), E(b), E(c), E(d), E(g), F2(a), Travel Hub with car parking & cycle parking (Sui Generis), public square & realm, associated landscaping, car parking provision, cycle storage & associated works; and, Part Outline application (all matters reserved) - mixed use development of residential (Class C3), flexible commercial, business, service, local community & learning uses (Classes E, F) & Sui Generis (hot food takeaway & bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage & associated works		
To:	Claire Booth	From:	Rebecca Jones
Our Reference:	CL483.110626.CL1-Phase1A	Date:	11 June 2026

Recommendations
Condition Status Summary
<u>Phase 1A (Northern Car Park) Only</u> Condition 38 (Pre-commencement: Site Characterisation and Remediation Strategy) – Previously recommended for discharge. Condition 41 (Prior to first use: Remediation Verification) – This Section is satisfied that requirements of this condition have been met and that Condition 41 can be recommended for discharge.

Outstanding Information

No further information is required.

Desk Study Information

Current use	On-site: Retail units, the Longfield Centre, a Health Centre and car parks. Off-site: Metrolink, a church, allotments, residential and retail premises.
Previous potentially contaminating land uses	On-site: Railway land, a corporation yard/depot, unspecified buildings, terraced housing, a health centre, car parking, and commercial premises. Off-site: Railway line and good yard, smallware mills, a warehouse, a large bakery and garages
Environmental setting	Geology: Worsley Delf Rock Sandstone, Upper and Middle Coal Measures overlain by glaciofluvial sand and gravel deposits. Hydrogeology: Secondary A Aquifers (Worsley Delf Rock Sandstone, Upper and Middle Coal Measures). A private water supply is located approximately 110m to the northwest. Hydrology: Not in close proximity to any major surface watercourse. Mining: Not located within a Development High Risk Area. Landfill/Waste: Not situated within 250m of a registered landfill. Radon: Located within a Radon Affected Area (Class 2) where up to 1-3% of homes are estimated to exceed the Action Level.
Approved development	The proposed development of the wider site comprises the demolition of existing buildings and the construction of phased mixed-use development including: • A Community Hub comprising flexible uses including library, offices, medical/health and retail. • A new Market Hall. • A Commercial Building comprising flexible uses including retail, offices and a gymnasium. • A Travel Hub comprising car parking, and cycle parking and storage. • A public square, public realm and associated landscaping, car parking provision, cycle storage and other associated works. <u>Phase 1A (Northern Car Park)</u> comprises the construction of a Travel Hub building (Plot G) which will house a multi-storey car park,

	and cycle parking and storage. There is also an outdoor parking and limited areas of soft landscaping around the perimeter. Foundations for the multi-storey car park to be piled.
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Assessment / Comments - Phase 1A (Northern Car Park) Only	
Information Reviewed	• Higher resolution photograph log from Completion Report, Vertase FLI, Reference: 2066VIN Completion Report Issue 1, 5 June 2025. • Materials Management Plan, Vertase FLI, Prestwich Multi-Storey Car Park (MSCP), 10 March 2025. • Definition of Waste Code of Practice Declaration Receipt, Vertase FLI, Prestwich Multi-Storey Car Park (MSCP), 17 April 2025. • Daily dust, odour and noise monitoring results, 24 March to 24 April 2025. • Piling Risk Assessment, Prestwich Multi-Storey Car Park, Vinci Building Ltd, Reference: 2066VIN-PRA v1, May 2025. • Soil Analysis Report, Prestwich Travel Hub, Tim O'Hare Associates, Reference: TOHA/26/7261/SS, 20 May 2026. • Plan – Location of topsoil and subsoil samples, Prestwich Multi-Storey Car Park (MSCP). Previously submitted and reviewed in letters CL483.111124.1, CL483.130125.1 and CL483.100226.CL1: • Preliminary Risk Assessment, Geotechnical & Environmental Associates Limited, Reference: J23254 Rev 3, 16 January 2024 • Supplementary Ground Investigation, Prestwich Village, Prestwich, Manchester, M25 1AY, Geotechnical & Environmental Associates Limited, Reference: J23254A Rev 1, 25 September 2024. • Ground Investigation, Prestwich Village, Prestwich, Manchester, M25 1AY, Geotechnical & Environmental Associates Limited, Reference: J23254 Rev 2, 11 October 2024. • Options Appraisal and Remediation Strategy, Vertase FLI, Reference: No Reference Rev C, 26 November 2024. • Email from Chris Sinton of Asteer Planning regarding chemical testing of imported soil material (Northern Car Park / Fairfax Road Car Park, Prestwich), dated 13 January 2025. • Completion Report – Prestwich Multi-Story Car Park, Vertase FLI, Reference: 2066VIN Completion Report Issue 1, 5 June 2025.

LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	The preliminary risk assessment concluded that there was a moderate to low risk to human health and the environment from soil contamination at the site. The risk from ground gas ingress was considered low due to the lack of potential sources of gas in the surrounding area. The consultant recommended that a site investigation be carried out which has now been undertaken for Phase 1A (Northern Car Park).
Site Investigation and Generic Quantitative Risk Assessment	Two phases of site investigation were undertaken in November/December 2023 as part of a site-wide investigation and in June 2024 within Phase 1A (Northern Car Park) only. The investigations comprised the following: <u>November/December 2023</u> • 5 no. boreholes – excavated to depths of between 0.70m and 20.39m bgl (BH01, BH02, BH08, BH08A, BH09). • 7 no. samples – tested for a suite of analysis that include metals, TPH CWG, speciated PAHs and asbestos (made ground - BH1 0.5m, BH1 1.0m, BH2 1.1m, BH08A 0.5m, BH09 1.0m and natural strata BH1 4.0m and BH1 5.3m). • 1 no. groundwater sample - for a suite of analysis that included metals, TPH CWG, speciated PAHs, phenol (BH02). <u>June 2024</u> • 69 no. window samples – excavated to depths of between 0.6 and 4.5m bgl (BH101- BH106, BH107A, BH107B, BH108, BH108A, BH108B, BH109-BH142, BH201-BH214). • 14 no. trial pits - excavated to depth of between 0.3 and 2.0m (TS01 Central, TS01 East, TS01 West, TS02-TS12). • 6 no. hand dug trial holes - excavated to depths of between 0.42m to 1.7m bgl (TP101, TP102, TP103, TP104, TP105, TP106). • 22 no. samples – tested for a suite of analysis that include metals, TPH CWG, speciated PAHs and asbestos (made ground, organic clay, peat and a sample of ACM – chrysotile). • 1 no. groundwater sample - for a suite of analysis that included metals, TPH CWG, speciated PAHs, phenol (BH133). Site Ground Conditions and Risk Assessment: Ground conditions within the car park were found to comprise made ground which consists of layers of tarmac, subbase, concrete slab, granular and cohesive deposits to between 0.48 and 3.0m bgl. The granular and cohesive made ground deposits contained brick, concrete, ash,

plastic, clinker and sandstone. A concrete slab obstruction was encountered in BH8 and BH8A at 0.70m bgl during the first investigation. The supplementary investigation also encountered further obstructions including concrete slabs, cobble sets, brick footings drainage and a disused inspection chamber. Some boreholes were excavated through the concrete slab obstructions.

The natural strata encountered comprised localised alluvium over glacial deposits of interbedded layers of sand and clays to in excess of 20.39m bgl. Bed rock was not encountered. The alluvial deposits consisted of soft organic clays and silts and deposits of peat, which were encountered at depths of between 0.58m and 2.0m bgl.

Hydrocarbon odours were noted in the made ground and natural strata in BH01, within peat deposits in BH121 and within made ground in BH121, BH122, BH123 and BH133 and BH201. PID readings were taken within monitoring well in BH1 and no elevated concentrations of VOCs were recorded.

The soil analysis results were initially compared to GACs for residential without homegrown produce land use in the site wide risk assessment and then later to GACs for commercial land use (6% SOM) in the Area 1A (Northern Car Park) specific supplementary ground investigation report.

Elevated concentrations of contaminants were found in the made ground:

- Benzo(a)pyrene – BH202 0.5m (190mg/kg), BH204 0.4m (1100mg/kg), BH208 0.5m (1300mg/kg), BH211 0.3m (1100mg/kg) based on a S4UL of 76mg/kg.
- Benzo(a)anthracene - BH202 0.5m (200mg/kg), BH204 0.4m (1200mg/kg), BH208 0.5m (1300mg/kg), BH211 0.3m (1100mg/kg) based on a S4UL of 76mg/kg.
- Chrysene - BH204 0.4m (1300mg/kg), BH208 0.5m (1400mg/kg), BH211 0.3m (1200mg/kg) based on a S4UL of 350mg/kg
- Benzo(b)fluoranthene - BH202 0.5m (210mg/kg), BH204 0.4m (1200mg/kg), BH208 0.5m (1300mg/kg), BH211 0.3m (1200mg/kg) based on a S4UL of 45mg/kg
- Dibenzo(a,h)anthracene - BH202 0.5m (27mg/kg), BH204 0.4m (160mg/kg), BH208 0.5m (170mg/kg), BH211 0.3m (190mg/kg), BH108 0.4m (4.6mg/kg) based on a S4UL of 3.6mg/kg.
- Indeno(1,2,3,cd)pyrene - BH204 0.4m (520mg/kg), BH208 0.5m (640mg/kg), BH211 0.3m (610mg/kg) based on a S4UL of 510mg/kg.

These samples were located in the vicinity of the BH01 where

hydrocarbon odours were noted in the original investigation (north west area of the site). The made ground in BH202, BH204, BH208 and BH211 included fragments of tarmac. No hydrocarbon odours or free product were noted in these boreholes.

Asbestos (chrysotile) was encountered in the made ground in BH8 (0.4m), BH8A (0.6m bulk sample), TS06 (0.25m) and TS11 (0.8m). Asbestos quantification was completed and found concentrations of between <0.001% and 0.003%.

The consultant concluded that there is a potential risk to human health and that remedial action is required. This assessment appeared reasonable.

Site Water Conditions and Controlled Waters Assessment:

Perched groundwater encountered during the investigations were associated with made ground strata and underlying natural sand deposits.

The groundwater analysis results were compared to the UK Drinking Water Standards and Environmental Quality Standards. The sampling carried out as part of the initial (DETS, Reference: 23-28740, 29 December 2023) and supplementary (I2, Reference: 24-029112, 16 July 2024) ground investigations within the Northern Car Park Area (BH02 and BH133) found the following elevated concentrations:

- Total PAH - BH02 at 4.01m (39µg/l) and BH133 (4.9µg/l) compared DWS of 0.1µg/l
- EPH - BH02 at 4.01m C10-C40 (440µg/l) – potentially elevated when compared to the chosen GAC for hydrocarbons.

Further sampling using low-flow techniques was subsequently undertaken in BH02 and the sample tested for a suite of analysis that include TPH CWG, speciated PAHs, MTBE and BTEX (I2, Reference: 24-044268, 2 October 2024). All contaminants were below the level of detection. Therefore, the consultant concluded that previously elevated concentrations of TPH and PAH were due to suspended solids within the groundwater sample rather than the dissolved fraction. Additionally, the contaminated made ground and alluvium/peat are to be removed as part of the redevelopment of the site, removing the source of elevated concentrations of total TPH and total PAHs. Consequently, the consultant considered that the risk to controlled waters are low. This assessment appears reasonable.

Please note that the Environment Agency is the regulator of controlled waters.

	Site Ground Gas Conditions and Risk Assessment: No gas risk assessment has been included in the ground investigation reports. Although the preliminary risk assessment concluded that the risks were low, the presence of widespread alluvial peat deposits has not been assessed from a potential gas risk. However, the Remediation Strategy recommended the removal of geotechnically unsuitable materials including the alluvial clays and peat deposits. Consequently, the potential source of gas will be removed. This assessment appeared reasonable.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The following agreed remedial actions were proposed to be undertaken so that the contamination identified on site no longer presents a risk as set out in the following documents - Remediation Strategy for the Northern Car Park, Vertase FLI, Rev C, 26 November 2024 and email from Chris Sinton of Asteer Planning dated 13 January 2025: • Site-wide turnover of made ground to separate grossly contaminated materials and substructures for off-site removal to an appropriate facility. Excavations to be supervised by an environmental engineer who will supervise and record the works. If contamination of the underlying natural strata is identified, excavations will be extended. Verification testing of excavations was proposed at rate of 1 per every 25 linear metres (excavation sides) and at 1 per 625m³ (excavation bases), with a minimum of 5 samples (each side and the base) per excavation. The Verification Report to include waste transfer notes, site records and photographs. • Excavation of geotechnically unsuitable materials (alluvium/peat) for off-site removal. The Verification Report to include waste transfer notes, site records and photographs. • Placement and compaction of all materials that are suitable for re-use, all materials that are imported onto Site, to an engineered specification. Geotechnical testing to be completed. A Materials Management Plan to be developed for the re-use of suitable excavated soils which meet the re-use criteria (C4SL and S4UL for speciated PAHs for Commercial land use).

	• Import of recycled aggregate (6F5) to replace removed quantities of materials and to construct a working platform / piling mat. Geotechnical testing to be completed. Chemical testing of the imported recycled aggregate (6F5) at a rate of 1 per 500m³ to be undertaken to ensure that contaminated material is not being brought to site (imported materials should not contain higher levels contamination than existing site soils). • Imported topsoil/subsoil will be used in soft landscaped areas at perimeter and in planters. This shall be undertaken during the construction/build phase of the development (after completion of the enabling remediation works described herein). All imported topsoil/subsoil shall comply with BS 3882 and be tested for a suite of analysis that includes metals, speciated PAHs and asbestos at a rate of 1 per 50m³ (minimum of three per source) as a minimum. Details of the source and volume of soil imported will be provided. • Daily dust, odour and noise monitoring to be undertaken at boundary locations around site immediately prior to (to establish baseline), and during, the implementation of the remediation strategy by a trained Environmental Engineer. The monitoring records shall be retained on site and included within the verification report. • A Piling Risk Assessment to be completed prior to the commencement of foundations works. The proposed remediation strategy and validation plan was acceptable to this Section. It is expected that the remedial works will be fully implemented in accordance with the agreed recommendations.
Materials Management	A copy of the Materials Management Plan and Declaration for the re-use of suitable excavated soils has been provided. The topsoil and subsoil was imported to site by Ashlea Limited. 3 no. samples of topsoil and 3 no. samples of subsoil were taken from three locations in the soft landscaping around the edge of the development. The samples were tested for a suite of analysis that included metals, speciated PAHs and asbestos. No elevated concentrations of contaminants were found when compared to C4SLs and S4ULs for commercial land use.

LCRM Stage 3 - Remediation and Verification	
Verification	The following verification information has been provided in the Vertase FLI Completion Report (Reference: 2066VIN_Completion Report_Issue 1, 5 June 2025): Site-wide turnover to base of made ground/peat to separate grossly contaminated materials and substructures for off-site removal to an appropriate facility. Details of the site turnover works have been provided in the completion report. Some areas were not part of the turnover due to access/geotechnical constraints (perimeter and the presence of a sewage pipe). Hotspots 1, 2 and 3 have been excavated and validation samples taken from the base and sides to demonstrate that all the impacted material has been removed. Chemical analysis certificates, waste transfer notes, material audit tables and photographs have been provided. Higher resolution versions of the photographs within the report have been provided. Excavation of geotechnically unsuitable materials (alluvium/peat) for off-site removal. All peat/alluvium has been removed from within the building footprint. Areas of peat remain at the edge of the perimeter of the site due to accessibility and stability issues. Approximately 2233m³ of unsuitable soils have been removed from site. Verification information including waste transfer notes, material audit records and photographs have been provided. Placement and compaction of all materials that are suitable for re-use, all materials that are imported onto Site, to an engineered specification. A Materials Management Plan (MMP) was to be developed for the re-use of suitable excavated soils which meet the re-use criteria (C4SL and S4UL for speciated PAHs for Commercial land use). However, a copy of the MMP has not been provided and is required. 4 no. of the samples of made ground tested were found to have elevated concentrations PAHs and were considered unsuitable for re-use. Waste transfer notes and audit tables of each load of

	material removed from site to a suitable waste disposal site have been provided. • Import of recycled aggregate (6F5) to replace removed quantities of materials and to construct a working platform / piling mat. Approximately 1,280m³ of 6F5 material was imported to create the piling mat. Chemical testing to demonstrate suitability has been provided. Transfer notes and a material audit table for the 6F5 have been included in the report. • Imported topsoil/subsoil will be used in soft landscaped areas at perimeter and in planters. The topsoil and subsoil was imported to site by Ashlea Limited. 3 no. samples of topsoil and 3 no. samples of subsoil were taken from three locations in the soft landscaping around the edge of the development. The samples were tested for a suite of analysis that included metals, speciated PAHs and asbestos. No elevated concentrations of contaminants were found when compared to C4SLs and S4ULs for commercial land use. • Daily dust, odour and noise monitoring Daily monitoring was carried out between 24 March and 24 April 2025 during the earthworks. Copies of the results have been provided. • A Piling Risk Assessment will be completed prior to the commencement of foundations works. A copy of the piling assessment (May 2025) has been provided. The risks to controlled waters from the piling works was considered low.
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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.