

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72335		
Site:	Globe Industrial Estate, Darbyshire Street, Radcliffe, Manchester, M26 9TA		
Proposed Development:	Erection of industrial unit (Use Class B2/B8) with associated parking		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1122.081025.1	Date:	08 October 2025

Recommendations
The preliminary risk assessment has concluded that there is a moderate to risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered low. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. The applicant should also be mindful of the recommendations made in the Coal Mining Report with regards the potential for unrecorded shallow workings. 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 PLAN • CL03 - REMEDIATION & VERIFICATION • CL04 - UNEXPECTED CONTAMINATION • 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 should the findings of (i) warrant it.
- (iii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iv) 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.

Desk Study Information	
Current use	On-site: Telecommunications mast and associated infrastructure. Off-site: Industrial estate and residential housing.
Previous potentially contaminating land uses	On-site: Formerly a road before becoming part of the industrial estate. Off-site: Timber yard, iron works and other works.
Environmental setting	Geology: Till overlying Pennine Middle Coal Measures Formation. Hydrogeology: Bedrock Secondary A aquifer Hydrology: Nearest surface watercourse to the site is the Bolton & Bury Canal located 236m northwest of the site. Mining: Located within a Development High Risk Area for mining. Landfill/Waste: Unlicensed infilled railway cutting (C116) ~30m west of the site. Reported waste type of hardcore and excavation material. Radon: Site not affected by radon.

Assessment / Comments	
Information Reviewed	Phase I Preliminary Risk Assessment, GeoCon Site Investigations Ltd, reference GSI 4291 LD P-I Report, dated September 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. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. No specific comment was made regarding the potential for land contamination from the current use (telecommunications mast and infrastructure), but it was considered that there was a likely probability for contaminants to be present on or beneath the site.

	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 moderate risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered very low. Consequently, the consultant has recommended that a site investigation be undertaken in conjunction with a geotechnical investigation and should include soil sampling and gas monitoring. A Coal Mining report (Appendix D) was obtained for the site which identified that there are probable unrecorded shallow workings as such it was recommended that <i>technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.</i> It is noted that the report recommends ground gas monitoring in relation to the potential for landfill gas, but does not specifically refer to the potential risk of coal gas in the qualitative assessment.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	Not relevant at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant at this stage.
Materials Management	Not relevant at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not relevant at this stage.

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.