

# Planning Consultation Response

## Initial Planning Application

### Environment Section – Contaminated Land

|                               |                                                          |              |                  |
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| <b>Application Reference:</b> | 72820                                                    |              |                  |
| <b>Site:</b>                  | Three Gates Farm, Turton Road, Tottington, Bury, BL8 3QG |              |                  |
| <b>Proposed Development:</b>  | Conversion of building (Use Class B8) to 1no. dwelling   |              |                  |
| <b>To:</b>                    | Jennie Townsend                                          | <b>From:</b> | Sally Shaw       |
| <b>Our Reference:</b>         | CL1135.270226.1                                          | <b>Date:</b> | 27 February 2026 |

| Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>The preliminary risk assessment has concluded that there a potential risk from the infilled inspection pit within the southwestern barn and has recommended that sampling be undertaken in this area. It is noted that proposals include a garden area and as such this Section would recommend samples be taken in this area also.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• <b>CL01 - SITE CHARACTERISATION &amp; RISK ASSESSMENT (Omit Preliminary Risk Assessment)</b></li> <li>• <b>CL02 - REMEDIATION STRATEGY &amp; VERIFICATION PLAN</b></li> <li>• <b>CL03 - REMEDIATION &amp; VERIFICATION</b></li> <li>• <b>CL04 - UNEXPECTED CONTAMINATION</b></li> <li>• <b>CL05 - IMPORTED SOIL</b></li> <li>• <b>INFORMATIVE</b></li> </ul> <p><b>Reason:</b> 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).</p> |

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 proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan should the findings of (ii) warrant it.
- (iv) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (v) After completion of site works, should remediation be 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                              |                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>Current use</b>                                  | <b>On-site:</b> Agricultural barn used for storage.<br><br><b>Off-site:</b> Agriculture                                                                                                                                                                                                                                                                                                                |
| <b>Previous potentially contaminating land uses</b> | <b>On-site:</b> Agriculture<br><br><b>Off-site:</b> Agriculture and bleach works                                                                                                                                                                                                                                                                                                                       |
| <b>Environmental setting</b>                        | <b>Geology:</b> Diamicton Till (clay) overlying Helpet Edge Rock sandstone<br><b>Hydrogeology:</b> Secondary A aquifer<br><b>Hydrology:</b> A stream is 35m southeast and another stream issues 105m northeast.<br><b>Mining:</b> The site is not affected by mining.<br><b>Landfill/Waste:</b> The site is within 250m of Tom Nook Farm landfill.<br><b>Radon:</b> The site is not affected by radon. |

| Assessment / Comments                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Information Reviewed</b>                              | <ul style="list-style-type: none"> <li>Preliminary Risk Assessment, Worms Eye Ltd, reference Turton Road/BL8 3QQ/2025, dated 24 January 2026.</li> </ul>                                                                                                                                                                                                                                                                         |
| LCRM Stage 1 - Site Characterisation and Risk Assessment |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Preliminary Risk Assessment</b>                       | 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 |

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|                                                                    | <p>potential sources, pathways and receptors and likely pollution linkages.</p> <p>The desk study information provided appears to be sufficient to assess the potential risks at the site.</p> <p>A site reconnaissance visit was carried out on 12/12/25 as part of the preliminary risk assessment. The site was found to comprise two adjoining barns. An infilled inspection pit was reported in the southwest barn, but no signs of contamination reported.</p> <p>The preliminary risk assessment has concluded that it is unlikely that contaminants will be present at high levels. However, the report concludes that <i>low levels, exceeding stringent residential thresholds, cannot be ruled out below the barns from vehicle servicing.</i></p> <p>The consultant has recommended that site investigation works be carried out comprising testing of the infilled pit. It is noted that proposals include a garden area and as such this Section would recommend samples be taken in this area also.</p> |
| <b>Site Investigation and Generic Quantitative Risk Assessment</b> | A site investigation and risk assessment has not yet been completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Detailed Quantitative Risk Assessment</b>                       | Not required at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>LCRM Stage 2 - Options Appraisal</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Remediation Strategy &amp; Verification Plan</b>                | Not required at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Materials Management</b>                                        | Not required at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>LCRM Stage 3 - Remediation and Verification</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Verification</b>                                                | Not required 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.