

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72791		
Site:	Yew Tree Farm, Ringley Road West, Radcliffe, Manchester, M26 1EB		
Proposed Development:	Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, to provide 2 no. dwellings		
To:	Charlotte Orrell	From:	Sally Shaw
Our Reference:	CL1136.020326..1	Date:	02 March 2026

Recommendations

The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered moderate/low. Consequently, the consultant has recommended that a site investigation be undertaken. This Section would that the site be visited prior to designing the site investigation to ascertain whether any impacts from the fire need to be investigated. Information could also be gained from the site owners, regarding the fire and condition of the barns prior to this.

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**
- **CL05 - IMPORTED SOIL**
- **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 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, if remedial works 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: Barns used as a workshop and stables until damaged by fire in 2023. Off-site: Agricultural
Previous potentially contaminating land uses	On-site: Agricultural Off-site: Colliery and agricultural
Environmental setting	Geology: Devensian Till overlying Pennine Middle Coal Measures. Hydrogeology: Secondary A Aquifer Hydrology: No surface watercourses in close proximity. Mining: North of site within a Development High Risk Area. Landfill/Waste: Heap/mound to the northeast (gravel/colliery?) Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment, LK Consult Ltd, reference LKC251735-A1-PRA-Yew Tree Farm, Radcliffe R0, dated 23/12/2025.
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 assessment could have benefited from more information regarding the onsite fire, including a site visit to assess potential contaminants/impacts to the conceptual site model from this incident. The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered moderate/low. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring if a significant source of ground gas identified. It is recommended that the site be visited prior to designing the site investigation to ascertain whether any impacts from the fire need to be investigated. Information could also be gained from the site owners, regarding the fire and condition of the barns prior to this. It is noted that there are proposed areas of soft landscaping adjacent to the parking areas the other side of the access road to the barns. These areas should be included in site investigation works.
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.