

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71888		
Site:	Shore Top Farm, Kearsley Road, Radcliffe, Manchester, M26 1FA		
Proposed Development:	Construction, operation and decommissioning of a Battery Energy Storage System (BESS) facility and associated infrastructure		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1111.200625.CL1	Date:	20 June 2025

Recommendations
The preliminary risk assessment has concluded that there is a low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are also considered low. Consequently, the consultant considered that a site investigation is not required. However, a watching brief should be undertaken during the development to identify and deal with any previously unforeseen contamination. Details of any soil material removed from or brought to site will be required. 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: ○ CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION ○ CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL ○ INFORMATIVE Reason: <i>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).</i> 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) After completion of site works, a verification statement is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section. The report would be expected to include the following:

- Confirmation that no unforeseen contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundations in order to illustrate the ground conditions encountered.
- Details of any soil material excavated and removed from site, or soil material brought to site during the development, including copies of waste management records.

Desk Study Information

Current use	On-site: Open field of grassland used for animal grazing with access tracks. Off-site: An electricity substation, overhead powerlines, Outwood Country Park and agricultural land.
Previous contaminating land uses	On-site: Sand/gravel/refuse/spoil heaps and a magazine. Off-site: Sand pits, Clough Side Colliery, Outwood Colliery, railway land (running track, sidings and Ringley Road Station), colliery spoil heaps, electric power station, electricity substations, brick works, sewage works and infilled ponds
Environmental setting	Geology: Middle Coal Measures and Newton Heath Sandstone overlain by glacial till and glaciofluvial sand and gravel deposits. Made ground is likely to exist at the site. Hydrogeology: Secondary A Aquifer (Middle Coal Measures and Newton Heath Sandstone). Hydrology: River Irwell, surface water drains and ponds. Mining: Located within a Coal Mining Development High Risk Area. Former collieries within the surrounding area. Landfill/Waste: Located within 250m of Sion Street Landfill Site. Radon: Located within a Class 2 Radon Affected Area.

Assessment / Comments

Information Reviewed	• Phase I Geo-Environmental Assessment Report, Radcliffe BESS, Kearsley Road, Radcliffe, Brownfield Solutions, Reference: LN/M5678/13072 Rev B, April 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 desk study information provided appears to be sufficient to assess the potential risks at the site. A site reconnaissance visit was carried out on 24 April 2025 as part of the preliminary risk assessment. The site was found to comprise a grassed field used for animal grazing. No evidence of the former heaps was noted. A BGS borehole excavated approximately 15m to the north east of the site in 1965, identified the presence of made ground to 0.6m over natural clay and sand deposits to in excess of 6.10m bgl. The preliminary risk assessment has concluded that due to the low-risk nature of the development, there is a low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are also considered low. Consequently, the consultant considers that a site investigation is not required. This assessment appears reasonable. However, a watching brief should be undertaken during the development to identify and deal with any previously unforeseen contamination. Details of any soil material removed from or brought to site will be required.
Site Investigation and Generic Quantitative Risk Assessment	Not required.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The following remedial actions are required: • A watching brief to identify and deal with any previously unforeseen contamination. • Details of any soil material removed from or brought to site should be kept and submitted.
Materials Management	No information submitted.

LCRM Stage 3 - Remediation and Verification

Verification	No information submitted.
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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.