

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71000		
Site:	Eton Business Park, Eton Hill Road, Radcliffe		
Proposed Development:	Erection of 17 no. small light industrial units (Class B2) with associated servicing and car parking		
To:	Helen Leach	From:	Sally Shaw
Our Reference:	CL1091.150925.1	Date:	15 September 2025

Recommendations
During earthworks and preparation and planting of the soft landscaped area a watching brief (to include asbestos and galligu) should be carried out. Any removal of material from site should be appropriately documented and any imported soil material should be suitably tested to demonstrate that it is suitable for use and free of contaminants. 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 - UNEXPECTED CONTAMINATION - wording amended to include landscaped area. • CL05 - IMPORTED SOIL - wording amended to include landscaped area. • 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: - A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used. - After completion of site works, a verification report is required to validate the removal of any material from site, testing of any imported material and to report the watching brief undertaken.

Desk Study Information	
Current use	On-site: The site is currently an undeveloped area of Eton Business Park. Off-site: Current uses in the surrounding area include industrial/commercial to the south, residential properties to the west and open land to the north and east.
Previous potentially contaminating land uses	On-site: Historical mapping indicates that a tramway ran across the site c1889-1910 and buildings may have been present c1956- 1999. An embankment (raised ground) was also shown on mapping c1956. Off-site: Depot/works.
Environmental setting	Geology: Glaciofluvial Sheet Deposits (sand and gravel) overlying Pennine Middle Coal Measures. Hydrogeology: Secondary A Aquifer Hydrology: Hutchinsons Goit (Stream) 14m NE Mining: Not within a Development High Risk Area. Landfill/Waste: 68m NE – ‘Land at Bury Road’ Inert, industrial, commercial, household and special waste type. Radon: Site not affected by radon.

Assessment / Comments	
Information Reviewed	Previously considered: - Phase 1 Preliminary Risk Assessment, LK Consult Ltd, reference LKC 24 1095-A1-PRA-Eton Business Park, Radcliffe R0, dated 23/04/2024 Current submissions: - Final Phase 2 Geo-Environmental Investigation and Risk Assessment, Bury Road, Radcliffe, LK Consult Ltd, Ref: LKC 16 1289, 16 November 2016. - Combined Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, LK Consult Ltd, reference LKC 24 1095 -B1-GI-Eton Business Park, Radcliffe R0, dated 03/02/2025.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A sufficient PRA was submitted and considered under our reference CL1091.090924.1, dated 9th September 2024.

Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment was undertaken in 2016 and submitted for condition discharge of a previous planning approval at the site, 60673 (covering some of the current application area). The investigation comprised 5 window sample boreholes (maximum depth 5.45m bgl) and 7 trial pits (maximum depth 2.9m bgl) with soil sampling undertaken and gas monitoring on four occasions. A granular made ground to a maximum of 2.7m bgl was encountered on site. Asbestos Containing Material (ACM) was found in one location and confirmed to be chrysotile and amosite lagging. The ground gas monitoring recorded one instance of carbon dioxide exceeding 5% v/v, but the assessment concluded that the site was considered to be characteristic situation 1. Our review, reference CL771.050717.1, dated 5 July 2017 found this assessment to be sufficient. More recent site investigation works have been undertaken in December 2024 for this site to add to the information from the previous within the current site boundary. These works comprised the excavation of 6 trial pits and sinking of 2 cable percussion boreholes. Soil sampling was undertaken. Made ground was encountered to depths of 0.20-0.60mbgl, the deeper areas in the northern area which had previously recorded up to 2.70m bgl. It has been confirmed by the consultant that site clearance works had been undertaken before the site investigation. No exceedances were reported for soil samples with regards to a commercial/industrial end use, but galligu was encountered in one location. This material has been excavated and is awaiting removal from site.
Detailed Quantitative Risk Assessment	Not relevant for this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No remedial measures were recommended by the consultant. A watching brief for asbestos was recommended during earthworks. This is appropriate given the findings of the site investigation and risk assessment, but we would note the following: • The excavation and removal of galligu should be considered as a remedial action. • The watching brief should be extended to include galligu and also be undertaken during the preparation and planting of the landscaped area (as this area has not been previously investigated). It is noted the area of landscaping is outside

	the planning red boundary. • Material has been removed from site during initial clearance works (reported to be soil and bricks). This, and any further removal of material should be documented within a Site Completion report. • Any soil material imported to site should be suitably tested to demonstrate that it is suitable for use and free of contaminants.
Materials Management	No information submitted to date.
LCRM Stage 3 - Remediation and Verification	
Verification	Information should be submitted prior to first use.

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.	