

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	73094		
Site:	Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB		
Proposed Development:	Erection of 1 no. dwelling		
To:	Charlotte Orrell	From:	Sally Shaw
Our Reference:	CL1143.130526.1	Date:	20 May 2026

Recommendations	
The preliminary risk assessment has concluded that there is a moderate risk to human health and the environment from soil contamination and a very low risk from ground gas at the site. The risks to controlled waters are considered very low. The consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring depending on the material encountered. 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 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, should remedial works be undertaken, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.
- (v) Appropriate testing and documentation of any imported soil material to demonstrate it is suitable for use.

Desk Study Information	
Current use	On-site: Grassed open space adjacent to dwellings. Off-site: Electrical sub station
Previous potentially contaminating land uses	On-site: Tennis court and then playground. Off-site: Timber yard, building material works, tannery with an associated sludge bed, reservoir and refuse heap and rubber works.
Environmental setting	Geology: River Terrace Deposits overlying Trencherbone Rock (sandstone). Hydrogeology: Secondary A aquifer. Hydrology: No watercourses or surface water features within 250m of the site boundary. Mining: The Coal Authority indicate there is a potential for coal mining beneath the site or within 1km of the site boundary, and that there are probable unrecorded shallow workings of coal. Landfill/Waste: No known landfill sites within 250m. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Desk Study with Walkover Survey, Sub Surface North West Limited, Report No. 8305A, dated April 2026.
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 the 17th March 2026 as part of the preliminary risk assessment. The site was found to be <i>level and entirely grass surfaced, with two tree stumps were present in the south and centre. A live electricity substation was noted to be present along the southern site boundary, behind a short hedge.</i> The preliminary risk assessment has concluded that there is a moderate to human health and the environment from soil contamination and a very low risk from ground gas at the site. The risks to controlled waters are considered very low. Proportionate recommendations for an intrusive investigation to assess the ground conditions and obtain samples for PCB testing adjacent to the electricity substation were made noting that <i>if a significant thickness of Made Ground is found to be present:</i> • <i>soil samples should be obtained for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.</i> • <i>gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.</i> Furthermore, <i>a minimum of two rotary boreholes are to be taken out to 30m depth followed by a ground stability assessment with regards the potential for mines gas. As such, consideration should be given to installing standpipes and undertaking ground gas monitoring followed by a ground gas risk assessment.</i> Given the proposed development and the developed conceptual site model this is approach appears appropriate.
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.