

73467 - Land on the west side of Bury New Road/Peel Brow, Ramsbottom

It is noted that this is a Stage 1 Permission in Principle application to establish the principle of development. As such conditions cannot be recommended, but we raise comments below regarding the information required for submission at the subsequent Stage 2, Technical Details Consent stage, if applicable. The proposal is for the erection of up to 9 no. zero carbon dwellings.

Contaminated Land – Objection

Historical mapping indicates that the site has been subject to waste disposal (albeit prior to Waste Management Legislation). This Section also has historical information indicating that foundry waste and ash from the local mills may have been deposited in this location. Furthermore, we are aware that a recent appeal relating to the refusal of a [PiP application on land subject to waste disposal](#) was dismissed.

This Section has previously reviewed a Permission in Principle application for the same site (application: 73182). Although the following additional information has been received for the site, our previous objections still stand as there is still uncertainty regarding the ground conditions at the site, as an intrusive investigation and risk assessment has yet to be completed:

- [Phase 1 GeoEnvironmental Desk Study, Bury New Road, Ramsbottom, Earth Environmental and Geotechnical, Reference: A7878/26/FDS, July 2026.](#)
- [Remediation Statement, Bury New Road, Ramsbottom, Earth Environmental and Geotechnical, Reference: A7878/26/RS, 17 July 2026.](#)

Insufficient information regarding land instability and contamination has been provided to demonstrate that the site can be developed safely. The consultant concluded in the Preliminary Risk Assessment that:

The overall risk from soil contamination to future residential end users is concluded to be HIGH.

Given the absence of an intrusive investigation to fully determine the risks in relation to land instability and contamination it is not possible at this stage to determine whether or not the location of the application is suitable. As such, we object to this permission in principle application.

Should this application be approved, to avoid pre-commencement conditions sufficient information must be submitted at Stage 2, Technical Details Consent stage, to demonstrate that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning process can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#). Given the site history, substantial site investigation works and assessment would be expected as a minimum.

Air Quality

For this type of development, it would be expected that parking would be included. The site is not located within an Air Quality Management Area. Due to the scale of the proposed development, it is considered very unlikely that the proposed development could create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. To support the principles of the Greater Manchester Clean Air Plan in reducing levels

of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the use of cleaner vehicles. As such and in line the requirements of the Building Regulations (The Building Regulations 2010, [Approved Document S, Infrastructure for the charging of electric vehicles](#)), as part of the Stage 2, Technical Details Consent stage, the developer should provide information regarding Electric Vehicle Infrastructure to the following specification:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points will be required to be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

Environmental Health – Contaminated Land & Air Quality
27/08/2026