



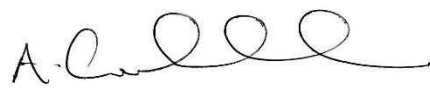
Preliminary Land Contamination Assessment

Land at Huntley Mount Road
Bury
BL9 6HY

Prepared for: JSM Commercial Lettings LLP

Date: 11th February 2026

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Competent Person Statement: <i>This Report has been written and / or reviewed by a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution, and membership of a relevant professional organisation.</i>				

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Executive Summary

This Report has been undertaken in accordance with current relevant guidance and best practice as laid out in UK Government guidance Land Contamination Risk Management (LCRM): Stage 1 Risk Assessment and in particular BS 10175:2011+A2:2017 Investigation of potentially contaminated sites. Code of practice. The purpose is to collect and examine existing available information to identify documentary evidence of potential contamination impact and provide an assessment of potential in-ground environmental risks and liabilities associated with the current use of the Site as described herein.

The Site is in a semi derelict state, although it was until recently in commercial use with the southern part of the Site used for storage purposes and the northern part of the Site used for the open storage and sale of motor vehicles. The Site is level and surfaced with a mixture of gravel hardstanding and concrete, with the concrete exclusively in the southern half of the Site, whilst the northern half is ostensibly gravel hardcore. There is no evidence of former underground features such as sumps or storage tanks across the Site.

Historically, the Site and adjacent land were occupied by Chesham Works since before 1891, which was initially associated with preserves production and later (from around 1900) associated with confectionery manufacturing until June 1989. By 1992 mapping, the Site appears to have been predominantly cleared and the wider works to the west appears to have been developed with the current supermarket building.

Street view photography from 2009 shows the Site occupied by JSM Motorway Services (commercial vehicle breakdown and recovery), who appear to be using the Site as a storage yard, associated with their unit off Site to the north assumed to be associated with vehicle maintenance). Some evidence of the burning of waste in steel barrels is visible at this time; an IBC and at least two bowsers are present in the north of the Site. Bulk fuel and / or chemical storage is observed off Site to the north (likely diesel or engine oil). The Site then appears to be used for informal storage until the present day use.

It is considered that the Site has a Low to Moderate environmental sensitivity given the presence of the Secondary Aquifers (albeit cohesive materials expected at shallow depth), the distance to the nearest surface water course; in the context of the urban mixed commercial and residential use of the surrounding area.

Conclusions & Recommendations

The preliminary land contamination assessment has identified plausible contamination sources at the Site, along with potential pollutant linkages. The identified potential pollution linkages can be addressed by mitigation or control measures as part of the development; and these requirements should be determined through a Phase 2 Geo-Environmental Assessment as part of the design led / geotechnical investigation requirements.

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1.0 Introduction

1.1 Appointment

Epsilon Environmental Limited (“Epsilon Environmental”) was instructed by JSM Commercial Lettings LLP (the “Client”) to carry out a Preliminary Land Contamination Assessment (also referred to as a *Phase I Environmental Assessment*) on Land at Huntley Mount Road, Bury, BL9 6HY (the “Site”).

This project has been undertaken in accordance with Epsilon Environmental e-mail proposal (*Land at Huntley Mount Rd, Bury - PRA quote (23-0016)*) dated 27th October 2023.

1.2 Context & Purpose

To ensure a site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for development should be considered through the planning process to the extent that it is not addressed by other regimes.

The purpose of this Preliminary Land Contamination Assessment is to:

- Determine the potential existence or otherwise of contamination sources.
- Evaluate the environmental setting of a site and to identify sensitive receptors.
- Formulate a Conceptual Site Model (CSM) to consider the significance of the source-pathway-receptor linkages.
- Identify if further investigation is required.

This Report has been undertaken in accordance with current relevant guidance and best practice as laid out in UK Government guidance *Land Contamination Risk Management (LCRM): Stage 1 Risk Assessment*.

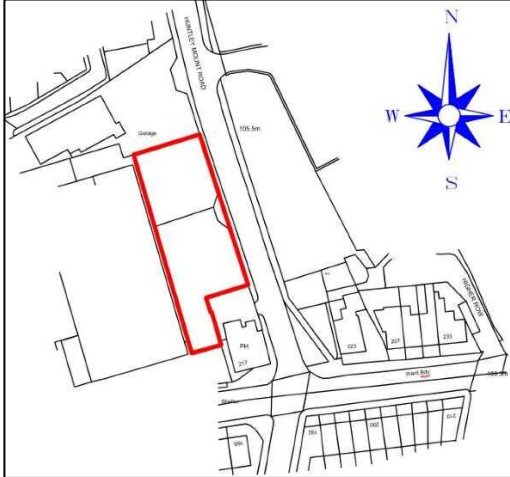
1.3 Information Reviewed

Epsilon Environmental has obtained, reviewed and assessed information from the following sources:

- Landmark Envirocheck environmental data report dated 30th October 2023.
- Current and historical Ordnance Survey (OS) maps, supplied by Landmark Information Group Ltd.
- Data from online sources presented by British Geological Survey (BGS) the Environment Agency (EA), Bury Council, Zetica UXO and other online sources.
- Information on the planning history of the Site and surrounding areas from Bury Council online records.
- Geo-Environmental Site Investigation for Aldi Bell Lane, Bury, by REC, Reference: 43140p1r0, November 2008 – relating to land adjacently west of the Site.

2.0 Site Context & Data Review

2.1 Site Details

			
Site Location Maps			
Coordinates	Centred approximately at National Grid Reference 381680, 411320	Elevation	106 m ASL
		Area	0.11 Ha
Site Location	The Site comprises an area of land adjacent to Huntley Mount Road to the northeast of Bury town centre and close to the M66 motorway. The character of the area is mixed with commercial uses in proximity to the Site with residential areas located further to the north.		
Site Description	The Site is in a semi derelict state although it was until recently in commercial use with the southern part of the Site used for storage purposes and the northern part of the Site used for the open storage and sale of motor vehicles. There are no permanent buildings on the Site. A Site reconnaissance was conducted on 3rd November 2023 and selected photographs from the visit are provided in Appendix A. Relevant observations from the reconnaissance is presented as follows: ▪ The Site is level and surfaced with a mixture of gravel hardstanding and concrete, with the concrete exclusively in the southern half of the Site, whilst the northern half was ostensibly gravel hardcore. The concrete appears to be part former floor slab and part concrete surfacing for an external yard (associated with the previous use of the Site). ▪ There was no evidence of former underground features such as sumps or storage tanks across the Site. However, there are a few manhole covers around the Site that appear to relate to surface/foul water drainage. ▪ Within the southern half of the Site there are various construction materials stored haphazardly including: bricks, architectural stonework, wooden pallets, sheets of modern interior insulation board, roof tiles, concrete breeze blocks and plastic barrier fencing.		

	▪ Additionally, the southern half of the Site houses four steel storage containers. The containers were all open and being used to store additional construction materials (old double glazing windows, a tile saw, insulation panels, old foam filled fire extinguishers). ▪ There was evidence of a very small bonfire in the northern half of the Site (ash, part burnt wooden pallet and metal containers). ▪ The Site is secured by palisade fencing around the perimeter.	
Description of Adjacent and Surrounding Land Uses	North	A light industrial commercial unit occupied by a discount heating and plumbing retailer, with parking and storage land. There is no fence demarking the boundary between the Site and the adjacent commercial unit.
	East	Huntley Mount Road, which abuts the Site, and on the opposite side of the road is a recreational park (Hoyles Park).
	South	A former public house, which is used as a funeral director business with a service area to the rear that abuts the Site.
	West	An Aldi supermarket with its main entrance and service area facing west. The rear of the supermarket unit faces towards the Site.

2.2 Proposed Development Details

The proposed development comprises the erection of two small-scale commercial units within Use Class E(g)(iii) (light industrial) on the Site. The units are intended to accommodate low-intensity commercial and trade-related uses and will be served via the existing Site access arrangements. The development is designed to operate on a vans-only basis, with a maximum vehicle size of 3.5 tonnes, and no HGV access permitted to or from the site. Servicing will be undertaken by light commercial vehicles only. Refuse and recycling will be managed via roadside collection from the adopted highway, with no refuse vehicles entering the site.

The proposed use represents a non-sensitive commercial end use, with no residential or other sensitive receptors introduced, and the scale and nature of the development are consistent with surrounding commercial activity.

A copy of the proposed Site plan (Dwg. No: A1-02) is presented in Appendix B.

2.3 Environmental Setting

The physical setting of the subject property can influence the susceptibility to, and relative magnitude of, environmental impacts and liabilities associated with on- and off-site sources of contamination. The following Section provides physical setting information for the Site and surrounding area.

Published Geology & Geochemistry	From British Geological Survey (BGS) geological mapping data, the Site is underlain by superficial Devensian Till. The solid geology underlying the Site is mapped as the Pennine Lower Coal Measures Formation (comprising mudstone, siltstone and sandstone). A fault is shown to cross the southwestern area of the Site in a northwest / southeast orientation. A further fault is located approximately 20 m to the south of the Site transecting east to west.
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	According to an off-Site ground investigation, carried out at the Aldi store to the west, the following ground conditions were encountered within the geo-environmental probeholes that were drilled (to a maximum depth of 5.45 m bgl): ▪ Made Ground in all exploratory hole locations to a maximum depth of 3.60 metres below ground level (m bgl), predominantly tarmac underlain by sandy fine to coarse gravel, limestone, brick and concrete. ▪ Underlying natural drift deposits comprised of stiff to very stiff slightly sandy gravelly Clay. Gravel was logged as fine to coarse sub-angular to subrounded of sandstone, mudstone and coal. ▪ Rockhead was not encountered within any of the exploration borehole locations. A BGS borehole record (Reference: SD81SW96) held on the BGS GeoIndex Onshore website indicates the presence of a seam of coal, 1.5 m thick, present below the Site at c12.2 m bgl¹. The Site is located in an area which may be affected by coal mining activity but is not within a Development High Risk Area according to the Coal Authority website. According to the Landmark Envirocheck Report, risks from geohazards such as shrink-swell clays, landslides, ground dissolution, compressible deposits, collapsible deposits and running sands, are identified as no hazard to low hazard.
Hydrogeology	The Environment Agency (EA) classify the superficial drift aquifer as a Secondary (Undifferentiated) Aquifer and the bedrock aquifer as a Secondary A Aquifer. The EA data indicates that the Site is not located within a groundwater Source Protection Zone (SPZ). The only groundwater abstraction within 1 km radius of the Site is located approximately 399 m northwest, for manufacturing use. The licence is stated to be revoked. Groundwater was recorded as seepages in the aforementioned ground investigation on the adjacent plot, at depths of between 0.6 m and 2.1 m bgl, either within or at the base of the Made Ground. Given the reported geology and groundwater observations, groundwater appears to be perched and likely discontinuous at the adjacent plot.
Hydrology	The closest surface watercourse is Gipsy Brook, located approximately 400 m north of the Site. This appears to join the Barn Brook located approximately 490 m to the west of the Site, before joining the River Roch which is located approximately 780 m south of the Site. An unnamed brook / stream is also located approximately 480 m to the east of the Site, which also appears to flow to the River Roch.

¹ <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/30414>

	According to the Envirocheck Report, the closest licensed abstraction from surface water is from the Gypsy Brook located approximately 450 m to the north of the Site, associated with manufacturing.
Radon Gas	According to the BGS information within the Envirocheck Report, the Site lies within an area where less than 1% of homes are above the Public Health England recommended “action level” for radon. The Envirocheck Report also indicates that no radon protective measures are necessary in the construction of new buildings at the Site.
Unexploded Ordnance (UXO)	The Zetica Regional Unexploded Bomb Risk Map indicates that the Site is in an area with a low bomb risk based on World War Two bombing densities. As a matter of course, the potential for UXO should be considered further by contractors prior to any significant groundworks.
Environmental Designations	It is understood from information provided within the Envirocheck Report that Chesham Woods located approximately 400 m to the north of the Site is classified as a Local Nature Reserve. No other relevant environmental designations are listed within 500 m of the Site.
Environmental Sensitivity	It is considered that the Site has a Low to Moderate environmental sensitivity given the presence of the Secondary Aquifers (albeit cohesive materials expected at shallow depth), the distance to the nearest surface water course; in the context of the urban mixed commercial and residential use of the surrounding area.

2.4 Review of Site and Surrounding Area History

Approach	The historical development of the Site and surrounding area has been assessed through a review of available historical Ordnance Survey (OS) maps and Google Earth imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below, with extracts of relevant map epochs presented in Appendix B.
Historical Features On-Site	From the earliest available mapping of 1891, the Site is shown to be occupied by Chesham Works (associated with preserves) in the north and west; and what appear to be residential housing in the east and south. By 1930, Chesham Works is denoted as being associated with confectionary. By 1959 mapping, the residential housing in the south appears to have been cleared. Chesham Works is no longer denoted, and the wider facility is designated as a ‘works’. By 1978 mapping, the residential housing in the east of the Site is no longer shown and appears to be occupied by the wider work. The Site appears to stay in this configuration until at least 1985 mapping. By 1992 mapping, the Site appears to have been predominantly cleared and the wider works to the west appears to have been developed with the current supermarket building. 2000 aerial imagery appears to show the Site demolished to slab level with some vegetation growth. What appears to be commercial vehicles are parked in the north.

	Street view photography from 2009 shows the area of the Site to be occupied by commercial vehicle recovery lorries, mobile working platform vehicles; and three static caravans. Sections of the Site appear to comprise unmetalled ground. The Site appears occupied by JSM Motorway Services (commercial vehicle breakdown and recovery) using the Site as a storage yard, associated with their unit off Site to the north. Some evidence of the burning of waste in steel barrels is visible at this time; and an IBC and at least two bowzers are present in the north. Street view photography from 2012 shows the Site to be vacant. By 2014 street view photography the Site appears to be used as general storage with miscellaneous materials (pallets, steel (possibly scrap) and a boat) in the south with steel shipping containers in the north. This informal storage continues through to at least 2018 (with more evidence suggesting that the Site was used as storage by the plumbing suppliers to the north), where passenger vehicles are shown to be stored in the north of the Site.
Potentially Contaminative Historical Features Off-Site	Potentially contaminative historical land uses in the surrounding area are summarised below: ▪ Wider Chesham Works adjacently north and west from the earliest available mapping to at least 1998; ▪ An old clay pit located from approximately 120 m to the north-West from the earliest available mapping to at least 1930 (possibly infilled and now occupied by residential housing); ▪ A laundry shown approximately 110 m to the north-west from 1930 mapping to at least 1960; ▪ A small works shown 20 m to the east from 1959 to 1960 mapping; An electrical substation shown approximately 50 m to the north-west on 1992 mapping; A small, unspecified works shown approximately 40 m to the north from 1992 mapping (likely remnant building for the wider Chesham Works). Later shown on Streetview photography to be occupied by Zaffar Engineering and occupied by Akuturn Ltd (precision engineers); ▪ Several cotton and wool mills in several directions over the mapping period between 100 m and 200 m from the Site, later shown as unspecified works; and ▪ JSM Motorway Services unit (assumed in use as vehicle maintenance) from adjacently north (with above ground tank in concrete block bund and several plastic barrels visible approximately 13 m to the north of the Site) shown on 2009 streetview photography.
Other Information Sources	With regards to the wider Chesham Works, historical enthusiast pages² indicate that Bensons (confectionery manufacturing) occupied the Site and wider area from the early 1900's and operated until June 1989. Footage from the 1960's, which appear to relate to the factory, give an insight into the possible former operations³.

² <https://buryculture.wordpress.com/2018/06/01/something-good-from-bury/>

³ [CONVEYOR-BELT CONFECTIONERS - British Pathé \(britishpathe.com\)](#) & [Humbugs \(1967\) - YouTube](#)

2.5 Review of Regulatory Information

Methodology	The Envirocheck Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and the British Geological Society (BGS) amongst others. The relevant information relating to this assessment is summarised below.	
Aspect	On Site	Surrounding Area Within 100 m
Water (Discharge Consents, Pollution Records)	No records.	No records within 100 m of the Site.
PPC, Hazardous and Radioactive Substances, Hazardous Sites	No records.	No records within 100 m of the Site.
Fuel Sites, Energy Features	No records.	No records within 100 m of the Site.
Landfills, Waste, Contaminated Land Register	No records.	No records within 100 m of the Site.

2.6 Planning Records Review & Local Authority Consultation

On-line Planning Portal	Bury Council	Date Accessed	1 st Nov. 2023
Findings	The following application has been identified for the Site: 01/37478 - Industrial Unit - Huntley Mount Road Bury. The application was approved with conditions in April 2001. No supporting documentation is available. The following application has been identified for the adjacent supermarket site (within the area of the former wider Chesham Works): 50558 - Extensions to north and west elevations and alterations to existing store - Aldi Food Stores Ltd. The application was approved with conditions October 2008. A ground investigation report was submitted in support of this application which is discussed in Section 2.6.		
Contaminated Land Officer Consultation	Epsilon Environmental contacted the Contaminated Land Officer at Bury Council with respect to the Site and Part 2A of the Environmental Protection Act 1990. The officer replied by letter (referenced ES890.301023.1 dated 30th October 2023) and pertinent information has been referenced to augment appropriate sections of this report. Additional pertinent information provided is summarised as follows: The Officer stated that the Council does not hold any information relating to the ground conditions at the Site. It is not known what, if any, ground contamination exists at the Site.		

	▪ No areas of land at or near the Site have been determined as Contaminated Land under Part 2A of the Environmental Protection Act (EPA) 1990. ▪ As the Site has had previous potentially contaminating land uses, the property is considered a potential site of concern. The Site has not been highlighted for early inspection under Part 2A of the EPA 1990 but it is considered possible that [it] might be investigated in the future, if evidence of significant contamination comes to light.
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2.7 Relevant Third-Party Documents

Available Third-Party Documents	Epsilon Environmental has obtained the following relevant document relating to the land adjacent to the west of the Site: ▪ Geo-Environmental Site Investigation for Aldi Bell Lane, Bury, by REC, Reference: 43140p1r0, November 2008⁴.
REC Site Investigation October 2008	The investigation works comprised 4No. dynamic sampling boreholes to a maximum depth of 5.45 m. Soil and groundwater samples were analysed for a standard suite of contaminants. Ground gas monitoring was carried out in monitoring wells on 4No. occasions between 29th October 2008 to 25th November 2008. The identified ground conditions are summarised in Section 2.3, other pertinent points are summarised below: ▪ None of the recorded soil contaminant concentrations exceeded REC's adopted commercial end use criteria. ▪ Slightly elevated benzo(a)pyrene and PAH total were recorded in the single groundwater sample taken, when compared to drinking water standards. This was dismissed given the conceptual site model. ▪ No elevated concentrations of either methane (<0.1%v/v) or carbon dioxide (0.1% v/v) were recorded. The flow rates were up to a maximum of 0.1 l/h. Gas screening values were representative of Characteristic Situation 1 (very low risk), where no gas protection is required. ▪ No specific remedial measures were required but a watching brief was recommended during construction.

⁴ [ViewDocument \(bury.gov.uk\)](http://ViewDocument(bury.gov.uk))

3.0 Land Contamination Risk

3.1 Methodology

Within the statutory framework guidance for contaminated land risk assessment in the UK, three stages of risk assessment are defined: **Preliminary**, **Generic Quantitative** and **Detailed Quantitative**. An outline **Conceptual Model** that identifies **Potential Pollutant Linkages** between a contaminant **Source**, a **Receptor** and a linking **Pathway**, should be established at the **Preliminary Risk Assessment** stage. This outline **Conceptual Model** should be developed to take account of all the existing information available at the time. It allows information required from subsequent environmental site investigation to be identified. As further information becomes available the outline **Conceptual Model** is updated.

Production of a **Conceptual Model** requires an assessment of **Risk** to be made. For there to be a **Risk** there must be a **Potential Pollutant Linkage**. **Risk** is a combination of the **Likelihood** of an event occurring and the **Severity** of the event. Guidance is provided in CIRIA C552 for use in the production of conceptual models.

Based on CIRIA C552 four categories of **Likelihood** of an event can be defined:

- **Highly Likely:** there is already evidence of harm/pollution at the receptor, or the event appears very likely to occur in the short term and almost inevitable over the long term.
- **Likely:** the event is not inevitable, but it is probable that an event will occur in the long term, and possible in the short term.
- **Low Likelihood:** the event could occur, but it is not probable in the long term, and it is less likely in the short term.
- **Unlikely:** the event would probably not occur even in the long term.

Similarly, based on CIRIA C552 four categories of **Severity** of an event can be defined:

- **Severe:** short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part 2A; short-term risk of pollution of sensitive water resources; catastrophic damage to buildings or property. Short-term risk to a defined ecosystem.
- **Medium:** long term (chronic) damage to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part 2A; significant pollution of sensitive water resources; significant change in a defined ecosystem.
- **Mild:** long term harm to human health but not significant as defined by the Environment Protection Act 1990, Part 2A; pollution of non-sensitive water resources and non-significant pollution of sensitive water resources. Damage to sensitive buildings, structures or the environment.
- **Minor:** harm, not significant, but that could result in financial loss or cost to resolve. Non-permanent human health effects, e.g., easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures, and services.

Once the **Likelihood** of an event occurring and its **Severity** have been classified, the table below can be used to define a **Risk Category**.

Severity Likelihood	Severe	Medium	Mild	Minor
Highly Likely	Very high	High	Moderate	Low
Likely	High	Moderate	Moderate/Low	Low
Low Likelihood	Moderate	Moderate/Low	Low	Very Low
Unlikely	Moderate/Low	Low	Very Low	Very Low

These **Risk Categories**, and the further actions that may be required as a result, may be defined as follows.

- **Very High:** there is a high probability that severe harm could arise to a designated receptor from an identified receptor at the Site without appropriate remediation action.
- **High:** harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
- **Moderate:** it is possible that without appropriate mitigation harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that the harm would be relatively mild.
- **Low:** it is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild.
- **Very Low:** the presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

3.2 Conceptual Site Model

Based on the data reviewed and the site walkover, Table 3.1a presents the identified potential sources of contamination. Table 3.1b presents the outline Conceptual Site Model summary and risk assessment. This is based on the proposed use and the site in its current condition. Observations are outlined in Table 3.1c below.

Table 3.1a Plausible Contamination Source

Plausible Contamination Source	Potential Key Contaminants
Made Ground associated with historical industrial developments.	Metals, inorganic compounds, polycyclic aromatic hydrocarbons (PAH), hydrocarbons. Low level generation of carbon dioxide and methane from organic materials.
Former Chesham Works present on and off-Site to the west. Information suggests that this was a preserve factory and then confectionary factory. It may have housed a boiler(s) which may have been fired by coal and possibly oil fired at a later point. Demolition in the 1980's and demolition rubble likely retained on Site.	Boiler ash – metals, inorganic compounds, polycyclic aromatic hydrocarbons (PAH). Generation of carbon dioxide and methane. Fuel oil - PAH and predominantly longer chain hydrocarbons. Generation of carbon dioxide and methane via biological attenuation processes. Industrial cleaning products – organic / inorganic solvents, and surfactants. Demolition materials - metals, inorganic compounds, PAH, asbestos.

Former Commercial Vehicle Breakdown and Recovery, present on and off-Site to the north. Operations appeared to include storage on Site and maintenance off Site directly to the north. Informal housekeeping observed and unmetalled ground on site. Burning of wastes visible on street view photography. Bulk fuel and / or chemical storage observed (likely diesel or engine oil).	Organic / inorganic solvents, metals, inorganic compounds, PAH, asbestos, and longer chain hydrocarbons (associated with oils and diesels). Generation of carbon dioxide and methane via biological attenuation processes
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Table 3.1b Outline Conceptual Site Model and Risk Assessment Table

Source	Pathway	Receptor	Risk (before mitigation)	Observation
Potentially contaminated soils and/or groundwater located beneath the Site.	Direct contact/ ingestion and inhalation of dust and vapours	Construction workers during the development of the site	Moderate/Low	1
	Permeation of hydrocarbons through plastic pipe work.	Water supply pipes	Moderate/Low	2
	Direct contact/ ingestion and inhalation of dust and vapours	Commercial users of the Site	Low	3
	Leaching and vertical migration of contaminants in liquid phases	Groundwater resources beneath the Site	Moderate/Low	4
	Lateral migration through shallow groundwater	Off-Site receptors (neighbouring properties, surface water)	Moderate/Low	5
Potentially contaminative industrial uses in surrounding area	Migration of contaminants on to the site	Groundwater beneath the Site and commercial users of the Site	Moderate/Low	6
Ground gas (methane, carbon dioxide, radon)	Vertical and lateral migration of ground gases	Commercial users of the Site; buildings	Moderate/Low	7

Table 3.1c Conceptual Site Model Observations

Obs.	Risk Justification
1	Site workers may become exposed to localised contaminated soils and shallow groundwater during construction activities involving groundworks.
2	Hydrocarbons, especially aromatics and chlorinated solvents are known to permeate plastic pipes, particularly when encountered at high concentrations. The presence of hydrocarbon contamination cannot be discounted.
3	Whilst the presence of contamination cannot be completely discounted, given the proposed commercial use of the Site, which at this stage is anticipated to be covered in the building and hardstanding, pathways will be significantly constrained and/or broken.
4	The Site is located within an area of low to moderate groundwater sensitivity (based on aquifer classifications) however, intrusive works at the plot adjacently west show that the drift deposits are predominantly cohesive, and groundwater appeared to be perched and discontinuous.
5	Intrusive works at the plot adjacently west show that the drift deposits are predominantly cohesive, and groundwater appeared to be perched and discontinuous. The closest surface water receptor to the Site is located 400 m from the Site. The closest residential property is located 20 m from Site.
6	The main off Site source areas include significant proportion of hardstanding, resulting in restricted infiltration of rainwater and limited leaching of contaminants. The shallow natural geology is anticipated to comprise cohesive materials, thus reducing the potential for migration of contaminants via groundwater at shallow depths.
7	There are no domestic or commercial landfill sites in proximity to the Site. While Made Ground is expected, ground gas monitoring from the plot adjacently west identified CS1 conditions. The breakdown of any hydrocarbons may generate ground gas, however, if hydrocarbons are present, it is expected that these will comprise localised hotspots and ground gas generation would be expected to be limited. The Site is in a coal mining reporting area but not a development high risk areas associated with features such as shallow coal workings. The Site is in a low radon potential area.

4.0 Conclusions & Recommendations

A Phase I Preliminary Land Contamination Assessment (PLCA) has been completed to support the planning submission for the intended redevelopment as confirmed below:

- Use Class E(g)(iii) only
- No residential or other sensitive end uses
- No HGV access (vans only)

This PLCA been carried out in accordance with current relevant guidance and best practice as laid out in UK Government guidance Land Contamination Risk Management (LCRM): Stage 1 Risk Assessment.

The preliminary land contamination assessment has identified plausible contamination sources at the Site, along with potential pollutant linkages. The identified potential pollution linkages can be addressed by mitigation or control measures as part of the development; and these requirements should be determined through a Phase 2 Ground Investigation.

5.0 Ground Investigation Scope of Works

To investigate the Conceptual Site Model and Ground Model the following scope of services is proposed:

Advancement of 6 no. Dynamic Sampler boreholes across the site, targeted to proposed building footprints and external yard areas/access roads. A maximum depth of 5 m bgl is considered achievable. If geotechnical information is required, in-situ Standard Penetration Tests (SPT) will be undertaken.

Pipework and equipment will be provided to facilitate the installation of gas and groundwater monitoring standpipes.

Chemical sampling/testing to obtain shallow soils information to inform a human health risk assessment and preliminary waste classification exercise. A minimum of 6 nr shallow Made Ground samples will be collected and submitted for chemical analysis to inform a Human Health Risk Assessment. Analysis Suite to include:

- Metals (total: As,Cd,Cr[III], Cr[VI],Cu,Pb,Hg,Ni,Se,Zn)
- Sulphate (2:1 water soluble) & pH
- Cyanide (free)
- Organic Matter Content
- PAH (USEPA 16)
- EPH C10-C40 with chromatogram
- Asbestos (qualitative)

A minimum of 3 nr groundwater samples will be obtained from encountered shallow groundwater to inform a Controlled Waters Risk Assessment. Suite to include:

- Metals (As,Cd,Cr,Cu,Pb,Hg,Ni,Se,Zn)
- Non-metals (B, Cyanide)
- Sulphate & pH
- TPH >C5-C6, >C6-C7, >C7-C8, >C8-C10, >C10-C12, >C12-C16, >C16-C21, >C21-C35, >C35-C44, Total >C5-C44.
- Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo[a]anthracene, Chrysene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[a]pyrene, Indeno(1,2,3-c,d)Pyrene, Dibenz(a,h)Anthracene, Benzo[g,h,i]perylene, Total PAH.

Return monitoring of the gas and groundwater installations, with gas monitoring carried out in general accordance with CIRIA C665 and BS8485. Based on the current understanding of the gas regime, there will be 4 nr. monitoring visits undertaken across a 30-day

A proposed ground investigation layout is provided in Appendix D.

Appendix A – Site Photographs

Site Photographs



1. Site aspect looking south



2. Construction material storage – southern half of Site



3. Shipping containers in the south



4. View of south side of Site



5. View of northern section of the Site, facing north



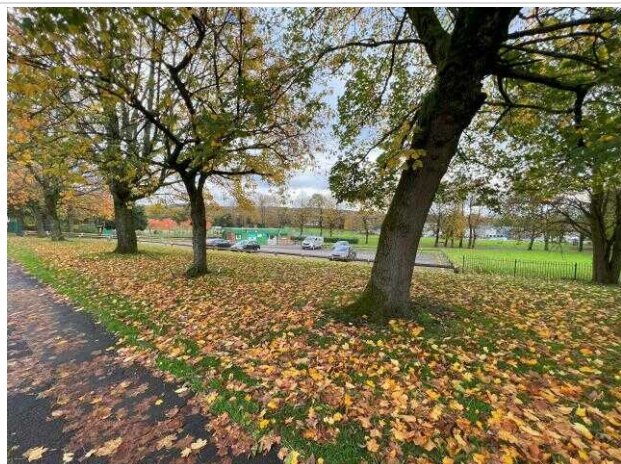
6. Site boundary facing south-west, with rear of Aldi store in background



7. Commercial unit adjacent to the northern boundary of the Site



8. Huntley Mount Road with funeral directors in foreground and Site in background



9. Hoyles Park



10. View of Site entrance from Huntley Mount Road

Appendix B – Proposed Development Plan

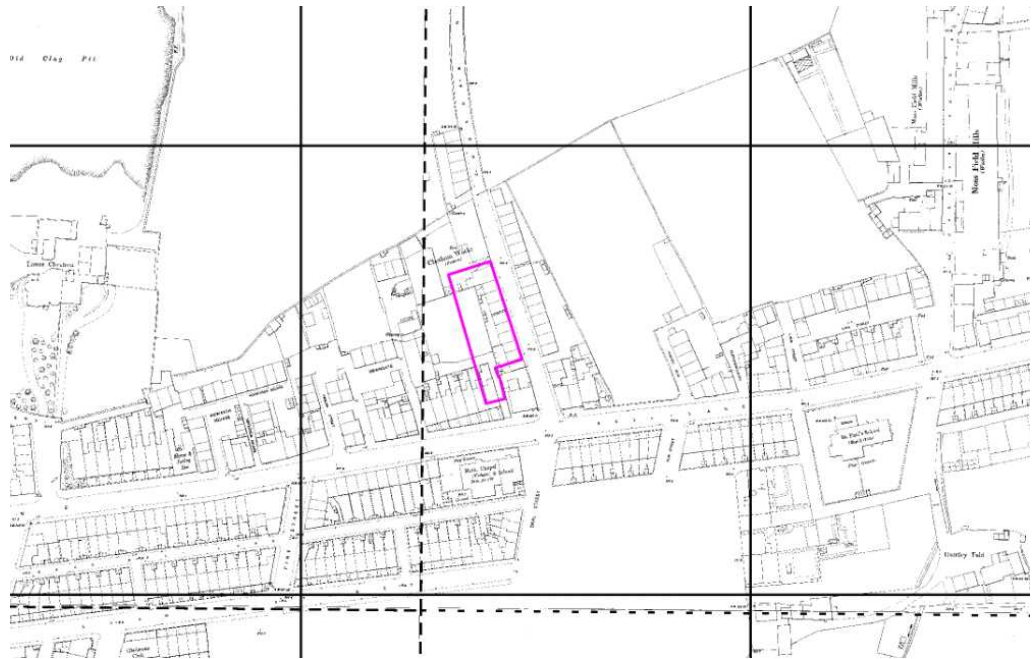
Note: No HGVs to be permitted on site
Entrance signage to state: "No vehicles above 3.5t permitted"

Project:			Proposed Class E (g)(iii) Units		
Site Address:					
Land at Huntley Mount Road Bury BL9 6JA					
Client:					
JSM Commerical Lettings LLP					
Title:					
Site Plan As Proposed					
Date:		Scale:		Checked:	
August 2025		1:200 @ A1		PS	
Project:		Dwg No:		Revision:	
2108		A1-02		B	

Appendix C - Selected Historical Map Extracts

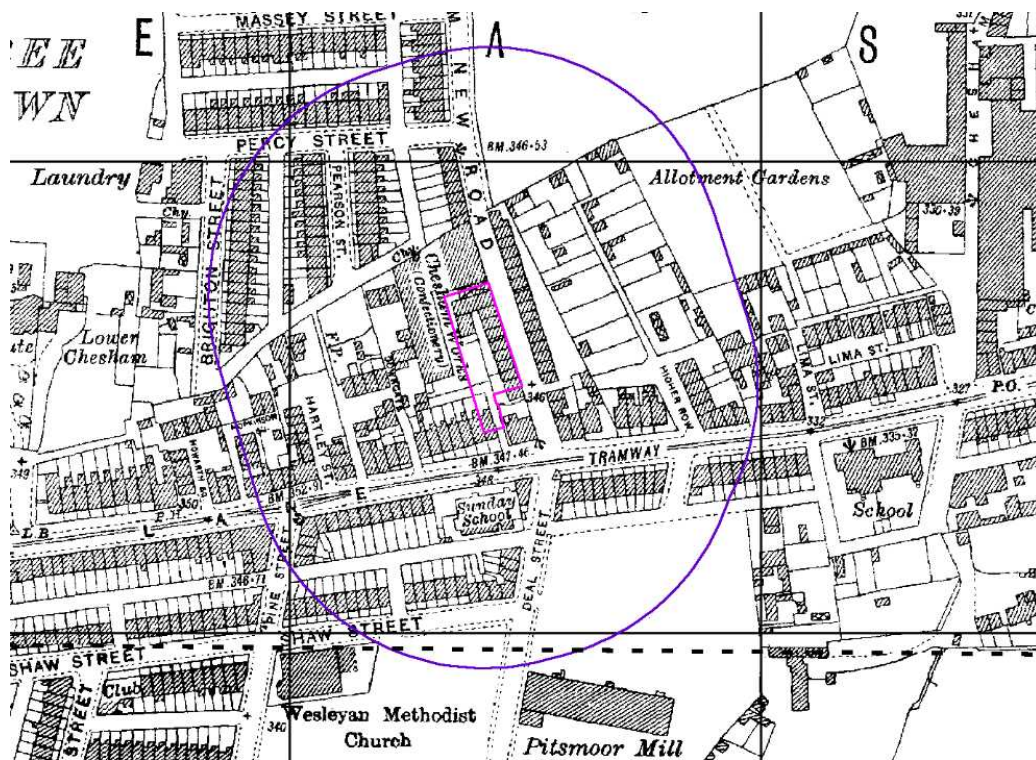
Published 1891

**Source map
scale - 1:500**



Published 1930

**Source map
scale - 1:2,500**



**Source map
scale – 1:2,500**



**Source map
scale – 1:2,500**



Published 1996 2

**Source map
scale - 1:1,250**



Published 2000

**Source map –
Aerial
Photography**



2009 Streetview Photography - Source: Google Maps



Appendix D – Ground Investigation Scope of Works



- Legend**
- Proposed Dynamic Sampler Boreholes
 - (MW) = Monitoring Well Installation
 - (DCP) = Dynamic Cone Penetrometer Testing

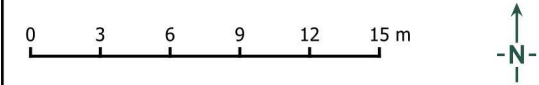


Figure Proposed Exploratory Location Plan		
Job Land at Huntley Mount Road, Bury		
Client Epsilon Environmental Ltd		
Figure No. 1	Revision 1	Date 10 February 2026
Drawn by 1	Checked by 1	Scale 1:325
Job No. B.5096		

