

Shaw Stephens
Consulting

Land at Huntley Mount Road,

Bury

BL9 6JA

Proposed Commercial Development

SuDS & Foul Drainage Strategy

For: JSM Commercial Lettings LLP

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- 1.1 Shaw Stephens Consulting has been commissioned by JSM Commercial Lettings LLP to prepare a SuDS & Foul Drainage Strategy report for a small commercial development at Huntley Mount Road, Bury BL9 6HY (refer to proposed site plan in Appendix 5). The scheme comprises two new commercial units (Use Class E(g)(iii)) covering a total floor space of 390m².
- 1.2 The objective of the SuDS & Foul Drainage Strategy is to identify the proposed surface and foul water drainage strategies for the development site.
- 1.3 The document has been prepared in accordance with the pro-forma guidance contained in:
- i) Department for Communities and Local Government document 'National Planning Practice Guidance: Flood Risk and Coastal Change'
 - ii) National Standards for Sustainable Drainage Systems (NSSDS) (2025)
 - iii) Greater Manchester Level 1 and 2 Strategic Flood Risk Assessments by JBA Consulting – Final Report – March 2019 / October 2020
 - iv) CIRIA C753 The SuDS Manual
 - v) DEFRA / Environment Agency publication SC030219 'Rainfall Runoff Management for Developments' dated October 2013.

2.0 NOTES ON LIMITATIONS

- 2.1 Shaw Stephens Consulting has prepared this report solely for the use of JSM Commercial Lettings LLP.
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- 2.5 It should be noted that some of the elements covered in this report may be subject to change over time. Therefore, if the development is delayed or postponed, it may be necessary to consider reviewing such matters to verify that there have been no changes either at the subject site or in relation to pertinent legislation.
- 2.6 Further consultations with statutory bodies will evidently be required as the project progresses. Where responses have been received from Regulators, it is noted that the nature of these responses could be subject to change in the future.

3.1 Site Location and Description

- 3.1.1 The 'red line' brownfield site is located directly to the west of Huntley Mount Road, Bury and directly to the north of Bell Lane – a food retail store lies immediately to the west of the site. The site currently consists of an area of concrete slabbed / stoned up hardstanding (refer to Appendices 1 and 2 for details).
- 3.1.2 Gipsy Brook (classified as 'ordinary watercourse' by the Lead Local Flood Authority) lies circa 400m to the north of the site through multiple third party ownerships.
- 3.1.3 A topographical survey of the site has been undertaken by Midland Survey and can be found in Appendix 2.
- 3.1.4 BGS mapping of surface geology typically indicates Devensian Till drift deposits underlain by solid Pennine Lower Coal Measures deposits.

3.2 Hydrology and Flooding

3.2.1 Fluvial Flooding

Current Environment Agency flood data indicates the site to lie wholly in Flood Zone 1 and therefore above any 1 in 1000 year risk.

3.2.2 Surface Water Flooding

Current Environment Agency flood data indicates no surface water flooding at the site either in the 1 in 100 year or 1 in 1000 year event.

3.2.3 Reservoir Flooding

EA / DEFRA flood mapping indicates no areas of the site at risk of reservoir flooding.

3.2.4 Sewer Flooding

There have been no local reports of sewer surcharge at the site.

3.2.5 Groundwater Flooding

No areas of the development site are anticipated to be at an elevated risk of groundwater flooding and the site location lies outside of an Environment Agency groundwater flood alert area.

It is noted that groundwater was recorded as 'seepages' in a previous ground investigation undertaken for the development of the food store directly to the west of the site. These 'seepages' occurred within the depth of made ground – given the reported geology and above noted groundwater observations, groundwater appears to be perched and likely discontinuous at the adjacent site.

3.3 **Existing Sewer Network**

The United Utilities sewer plan in Appendix 3 indicates the following adopted sewer infrastructure at and adjacent to the site:

- 375mm diameter gravity combined water sewer extending from north to south beneath Huntley Mount Road directly to the east of the site

In addition to the above noted adopted sewer infrastructure, there is also a private combined sewer that extends from south to north immediately adjacent to the western site boundary with the food retail store.

4.1 Nature of Development

A full planning application has been submitted in relation to a small new commercial development at Huntley Mount Road, Bury BL9 6HY (refer to proposed site plan in Appendix 5). The scheme comprises two small commercial units (Use Class E(g)(iii)) covering a total floor space of 390m².

4.2 Surface Water Drainage

The issue of surface water drainage to the proposed development has been considered with reference to the runoff destinations as covered in the National Standards for Sustainable Drainage Systems.

Discharge to Ground (infiltration)

British Geological Society mapping indicates that the site is typically underlain by superficial Devensian Till (generally clay based soils) which are in turn underlain by solid deposits of Pennine Lower Coal Measures comprising mudstone, siltstone and sandstone (refer to Appendix 4 for details).

Furthermore, an off-site intrusive investigation undertaken immediately to the west of the site (at the food store site) encountered the following ground conditions in boreholes that were constructed to a circa 5.5m depth (refer to Appendix 4 for details):

- Made ground to a maximum depth of 3.6m below ground level comprising bitmacadam underlain by sandy, fine to coarse gravel, limestone, brick and concrete.
- Underlying natural drift deposits in the form of stiff to very stiff slightly sandy gravelly clay.
- Rockhead was not encountered at any of the sampling points.

On the above basis, post-development surface water infiltration drainage techniques are not considered likely to be effective.

Discharge to Waterbody

The nearest watercourse to the site is Gipsy's Brook which lies circa 400m north of the site through multiple third party ownerships. On the above basis, post-development surface water drainage to watercourse is not considered to be feasible.

Discharge to Sewer

In line with the runoff destinations as covered in the National Standards for Sustainable Drainage Systems, it is therefore proposed to discharge suitably attenuated post-development surface water to the adjacent 375mm diameter adopted combined sewer that extends from north to south beneath Huntley Mount Road immediately to the east of the site via the existing connection.

It is proposed that a flow restriction of 3 litres per second is utilised at the post-development site – this is considered reasonable and pragmatic given that there is a significant extent of existing site buildings and hard standings which appear to be positively drained. Accordingly, an outlet will be fitted with an orifice plate flow control to limit flows to 3 litres per second for all storm events in the post-development situation.

Based on the nature of this commercial site development, a lifespan between 2061 and 2100 is anticipated and hence a climate change factor of 30% on peak rainfall intensity has been adopted using the central allowance for the 2070's epoch.

The post-development surface water drainage strategy will naturally need to be agreed in detail with Bury LLFA. Ultimately the final design of the drainage system will be subject to the finalised site arrangement, further targeted site investigation and subsequent development of a detailed drainage scheme.

The post development surface water drainage system will be designed to ensure that surface water flows up to an enhanced 1 in 100 year event remain in below ground storage refer to Appendices 7 and 8).

The post-development surface water drainage system will be designed to ensure that:

- There is no surcharge in the 1 in 1 year event:
- Surface water flows remain on site up to a 1 in 100 year + 30% climate change storm event.
- Sufficient surface water storage will be available to ensure there is no risk to property.

It is noted that the existing private sewer passing through the development site in a southerly direction is to be diverted in order to accommodate the new commercial unit envelopes and will naturally pick up any existing connections (refer to Appendices 6 and 8 for details).

With respect to surface water exceedance routes, the proposed commercial units will be raised above the surrounding levels with external levels falling away to their front and to the rear. Additionally, external levels to the perimeter of the units are to be set 150mm lower typically, except locally at entrance positions. Ultimately, during an extreme flood event, water is therefore directed away from the new commercial units.

4.3 National Planning Policy Framework and Technical Guidance

The commercial site development proposals are classed as 'less vulnerable' in Table 2 of the Flood Risk and Coastal Change guidance.

'Less vulnerable' developments in Flood Zone 1 are classed as appropriate according to Table 3 of the Flood Risk and Coastal Change guidance.

Proposed post development levels will be engineered in order to protect the development and not provide any increased flood risk elsewhere.

Types of flooding that could affect the site are:

River- the site lies wholly within Flood Zone 1 as indicated on the current Flood Map for Planning

Surface Water – there is no surface water flooding indicated on site on the current Flood Map for Planning

Reservoir – there is no reservoir flooding noted on the EA / DEFRA long term flood mapping

Sea – there is no risk of flooding from the sea.

Groundwater – there are no springs or weep areas on the site and a low associated risk of groundwater flooding.

Sewers – there have been no local reports of sewer surcharge.

4.4 Strategic Flood Risk Assessment & EA Mapping Review

Greater Manchester Level 1 Strategic Flood Risk Assessment by JBA Consulting – Final Report – March 2019 identifies no areas of the site at risk of surface water flooding (in line with the current Flood Map for Planning).

There are no groundwater protection zones in the vicinity of the site and there is negligible residual fluvial risk to the proposed development platform. The site is not noted to lie within a flood warning area.

4.5 Safe Access and Egress

Safe access / egress from the site in extreme conditions will be via the entrance on Huntley Mount Road.

4.6 Foul Water Drainage

It is proposed to discharge post-development foul drainage from the development site into the existing adjacent adopted 375mm diameter combined drainage system beneath Huntley Mount Road utilising the existing connection.

The foul drainage network will naturally comply with Building Regulations 2010 – Approved Document H1 and the calculations for post-development foul water discharge will be based on Sewers for Adoption 8th edition.

With reference to the documentation noted in section 1, the drainage strategy has been developed to ensure compliance with these requirements. The drainage strategy plan for the proposed site is contained in Appendix 8.

5.1 Discharge Hierarchy

Discharge to Ground (infiltration)

British Geological Society mapping indicates that the site is typically underlain by superficial Devensian Till (generally clay based soils) which are in turn underlain by solid deposits of Pennine Lower Coal Measures comprising mudstone, siltstone and sandstone.

Furthermore, an off-site intrusive investigation undertaken immediately to the west of the site (at the food store site) encountered the following ground conditions in boreholes that were constructed to a circa 5.5m depth:

- Made ground to a maximum depth of 3.6m below ground level comprising bitmacadam underlain by sandy, fine to coarse gravel, limestone, brick and concrete.
- Underlying natural drift deposits in the form of stiff to very stiff slightly sandy gravelly clay.
- Rockhead was not encountered at any of the sampling points.

On the above basis, post-development surface water infiltration drainage techniques are not considered likely to be effective.

Discharge to Waterbody

The nearest watercourse to the site is Gipsy's Brook which lies circa 400m north of the site through multiple third party ownerships. On the above basis, post-development surface water drainage to watercourse is not considered to be feasible.

Discharge to Sewer

On the above basis, and in line with the runoff destinations as covered in the National Standards for Sustainable Drainage Systems, it is therefore proposed to discharge suitably attenuated post-development surface water to the adjacent 375mm diameter adopted combined sewer that extends from north to south beneath Huntley Mount Road immediately to the east of the site.

It is proposed that a flow restriction of 3 litres per second is utilised at the post-development site – this is considered reasonable and pragmatic given that there is a significant extent of existing site buildings and hardstandings which appear to be positively drained. Accordingly, an outlet will be fitted with an orifice plate flow control to limit flows to 3 litres per second for all storm events in the post-development situation.

Based on the nature of this commercial site development, a lifespan between 2061 and 2100 is anticipated and hence a climate change factor of 30% on peak rainfall intensity has been adopted using the central allowance for the 2070's epoch.

5.2 Proposed SuDS

The provision of internal rainwater pipes to each commercial unit does not lend itself to the use of SuDS planters.

Green roofs are not considered feasible due to loading implications and practicalities of such a system on portal framed roofs.

Block paving is specified to the parking bays albeit the use of SuDS techniques in this very limited area would not translate into any tangible water quality improvement.

It is therefore concluded that the use of SuDS elements on this particular development is unfortunately not practicable. Accordingly, a 'traditional' drainage solution involving the use of below ground crate storage with the outlet fitted with a hydrobrake prior to discharge to the adjacent adopted combined drainage system via the existing connection is the proposed strategy.

5.3 Peak Flow

It is proposed to limit site discharge to a rate of 3 litres per second.

5.4 Flood Risk

Sufficient attenuation storage volume will be incorporated into the drainage design to ensure that no flooding will occur on site during a 1 in 30 year storm.

For the 1 in 100 year + 30% climate change storm event, the storage requirement is met through the use of geocellular attenuation storage crates to be located beneath the on-site highway area between Unit 1 and Unit 2.

6.0 MANAGEMENT & MAINTENANCE STRATEGY

6.1 The management and maintenance of the above noted drainage features to serve the proposed development shall be confirmed as part of a separate management & maintenance strategy to be provided prior to completion of the development. This document shall contain full details of maintenance responsibilities and details of site ownership and estate management companies.

6.2 As noted in section 5.2 above, it has been concluded that the use of a SuDS management train on this particular development is unfortunately not practicable. Accordingly, a 'traditional' drainage solution involving the use of below ground crate storage with the outlet fitted with a hydrobrake prior to discharge to the adjacent adopted combined drainage system via the existing connection is the proposed strategy.

6.3 Further maintenance details for the relevant drainage elements are provided below.

6.3.1 Cellular Storage Structures

The maintenance for the cellular storage structures is as follows:

Operation	Frequency
Inspect and identify any areas that are not operating correctly and if required take remedial actions	Monthly for three months then six monthly intervals
Debris caused from catchment surface (where it may cause risk to performance)	Monthly
Where rainfall infiltration into cellular storage from above, check surface or filter for blockage or silt, algae or other matter by jetting	As required but at least twice a year
Remove sediment from upstream surface water network by jetting	Annually or as required
Repair / check all inlets, outlets, overflows and vents	As required

Inspect / check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after severe storms
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6.3.2 Flow Control

The maintenance for the flow control is as follows (*but subject to further manufacturer specific requirements):

Operation	Frequency
Inspect and identify any areas that are not operating correctly, if required take remedial actions	Monthly for three months then at six monthly intervals
Debris removal from catchment surface (where it may cause risk to performance)	Monthly
Check control chamber for blockage or silt, algae or other matter by jetting	As required, but at least four times a year
Remove sediment from upstream drainage network and sediment from within manhole by jetting	As required, but at least twice a year
Repair / check all inlets and control mechanics	As required
Inspect / check all inlets and control mechanics to ensure that they are operating as designed	Twice a year as a minimum and after severe storm events

6.3.3 Further to the above, where proprietary products are used such as flow control devices etc, the manufacturer's specific requirements with regard to operation and maintenance shall also be included within the Management & Maintenance Strategy.

6.4 Other site maintenance activities which need to be undertaken are noted below.

6.4.1 Flood Routes

A visual monthly inspection of flood routes should be made in order to check that routes are not blocked by new fences, walls, soil or other rubbish with removal undertaken as necessary.

6.4.2 Spillage – Emergency Action

Most spillages on development sites are of compounds that do not pose a serious risk to the environment as they enter the drainage system in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system. In the event of a serious spillage, either by volume or of unknown or toxic compounds, then the spillage should be isolated using soil, turf or fabric and outlet pipes from chambers downstream of the spillage blocked with bungs. Bungs for blocking pipes may be made by wrapping soil or turf in a plastic sheet or close woven fabric. The Environment Agency should be contacted immediately.

6.4.3 Linked and Further Maintenance

The maintenance of the drainage network is to be linked with the landscape maintenance plan for the proposed development.

6.4.4 Maintenance Activities

A log of all maintenance activities is to be kept and made available to the Local Planning Authority (LPA) and / or the Lead Local Flood Authority (LLFA) on request.

7.0 CONCLUSIONS

7.1 Flooding

Following review of the Environment Agency flood maps and data, it has been confirmed that the site lies wholly in Flood Zone 1.

There are to be no off site surface water flood routes generated by the development during an enhanced 1 in 100 year storm. All surface water run-off will remain on site in the enhanced 1 in 100 year event.

7.2 Surface Water Drainage

It is proposed to discharge suitably attenuated post-development surface water to the adjacent 375mm diameter adopted combined sewer that extends from north to south beneath Huntley Mount Road immediately to the east of the site.

It is proposed that a flow restriction of 3 litres per second is utilised at the post-development site – this is considered reasonable and pragmatic given that there is a significant extent of existing site buildings and hard standings which appear to be positively drained. Accordingly, an outlet will be fitted with an orifice plate flow control to limit flows to 3 litres per second for all storm events in the post-development situation.

Based on the nature of this commercial site development, a lifespan between 2061 and 2100 is anticipated and hence a climate change factor of 30% on peak rainfall intensity has been adopted using the central allowance for the 2070's epoch.

The post-development surface water drainage strategy will naturally need to be agreed in detail with Bury LLFA. Ultimately the final design of the drainage system will be subject to the finalised site arrangement, further targeted site investigation and subsequent development of a detailed drainage scheme.

The post development surface water drainage system will be designed to ensure that surface water flows up to an enhanced 1 in 100 year event remain in below ground storage.

7.3 Foul Water Drainage

It is proposed to discharge post-development foul drainage from the development site into the existing adjacent adopted 375mm diameter combined drainage system beneath Huntley Mount Road utilising the existing connection.

7.4 Flood Risk Management Measures

There will be a site management Health and Safety document prepared in respect of the site at the construction stage.

7.5 Off Site Impacts

All roofed and paved areas are to be drained into the site surface water drainage system. The design of the site surface water system will ensure that no off site flood flows are generated by the proposed site development platform in the enhanced 1% event.

7.6 Residual Risk

With careful design of the drainage elements as described above, there will be no residual flood related risks remaining after the development has been completed.

The proposed development platform envelope will fully lie in Flood Zone 1.

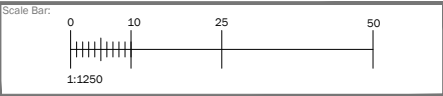
A post-development safe emergency access can be maintained at all times during a flood event and emergency access will be from Huntley Mount Road.

APPENDIX

APPENDIX 1

SITE LOCATION PLAN

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Revision	Date	Description	Checked



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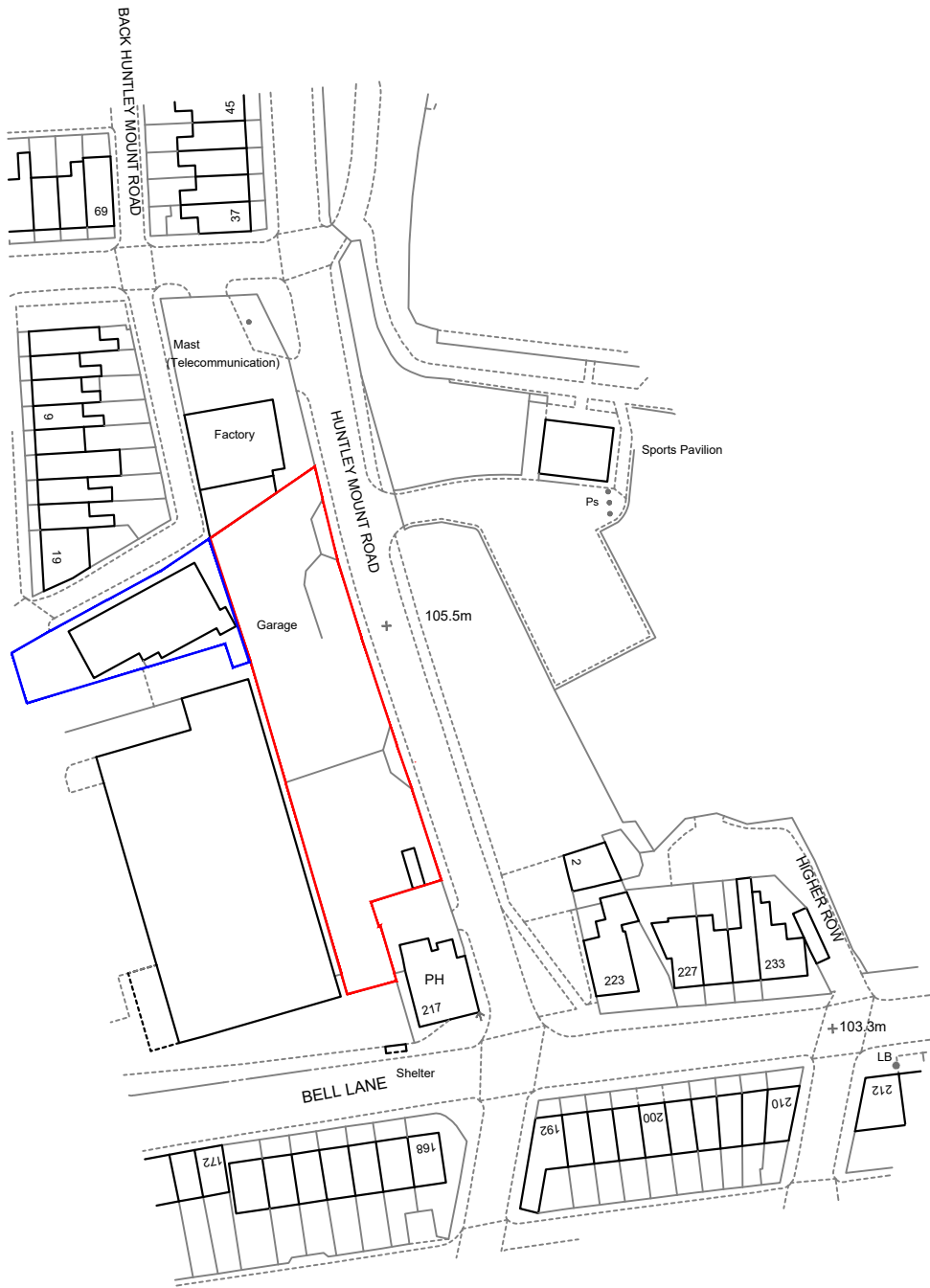
Project: Residential Development

Site Address: Land at Huntley Mount Road
Bury BL9 6JA

Client: JSM Commerical Lettings LLP

Title: Location Plan

Date: August 2025	Scale: 1:1250 @ A4	Checked: PS
Project: 2108	Dwg No: A1-01	Revision: -



APPENDIX 2

TOPOGRAPHICAL SURVEY



OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

os - off set
osa - off survey area
ost - orchard survey bench mark
p & fence - post & rail fence
p - pipe
p - pipe riser
p - pipe to ground
pt - pipe to surface
p - pipe
ret well - retaining wall
r - road sign
rwp - rain water pipe
s/birch - siberian birch
s - soil
sfc - security fence
sfc - soil filled chamber
sl - soil light
sp - soil pipe
st - stop top
sv - stop valve
sw - soil vent pipe
sws - storm water sewer
t - top of trench bench mark
tr - taken from records
tr - threshold level
toc - top of cap
top - top of pipe
top - top of tank
t - telecom pole
ts - traffic signal
t/s - trench arch
u - underground
utl - unable to lift
u - unable to dig
utl - unable to survey
un - unable to name
v - vent pipe
w/c - water sealed chamber
w - water level
wm - water meter
w - waste pipe
wr - water riser

W	W	ELECTRIC CABLE
W	W	WATER PIPE
W	W	FOUL, SEWER
W	W	STORM SEWER
W	W	COMBINED SEWER
D	D	DUCTS
TV	TV	CABLE TELEVISION
COM	COM	DATA CABLE
G	G	TELECOM CABLE
G	G	GAS PIPE
U	U	UNIDENTIFIED SERVICE
CCTV	CCTV	CCTV
TL	TL	TRAFFIC LIGHT
O	O	OFFSET FILL
V	V	VENT
F	F	FUEL PIPE
GL	GL	GAUGE LINES
P	P	PIPE
AR	AR	ASSUMED ROUTE
TFR	TFR	TAKEN FROM RECORD

Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data collected on site.

TSA Standards – "Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate."

CONSTRUCTION HEALTH & SAFETY ASSOCIATION (CHAS)
 Accredited Contractor
www.chas.co.uk

constructionLine
www.constructionline.co.uk

QUALITY ASSURED
 AN ISO 9001 REGISTERED COMPANY
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APPENDIX 3

UNITED UTILITIES SEWER PLAN

Shaw Stephens Consulting Ltd.

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FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Huntley Mount
Our Ref: UUPS-ORD-713345
Date: 05/03/2026**

Dear Sirs

Location: Huntley Mount Road Bury

I acknowledge with thanks your request dated 27/02/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Reform	Cover	Form	Invert	Size	Size	Shape	Matl	Length	Grid
6108	103.49	0	101.34	225	225	BR	VC	24.33105	in 116
6109	101.35	0	101.35	225	225	BR	VC	24.33133	in 116
5005	99.57	0	97.16	225	225	BR	VC	19.8541	in 40
5006	99.57	0	97.16	225	225	BR	VC	17.53467	in 40
5001	108.04	0	105.88	225	225	BR	VC	25.07987	in 40
5002	108.04	0	105.88	225	225	BR	VC	25.08335	in 40
4101	106.23	0	103.9	225	225	BR	VC	34.85553	in 54
4206		0	102.31	300	300	BR	VC	8.88267	in 27
4311		0	102.31	300	300	BR	VC	10.22919	in 27
4409	105.52	0	104.32	300	300	BR	VC	26.07681	in 44
8303		0	0	225	225	BR	VC	3.84616	in 27
8309		0	0	225	225	BR	VC	24.5153	in 27
8305	98.48	0	95.35	375	375	BR	VC	9.29544	in 44
8304		0	0	225	225	BR	VC	21.58703	in 27
8201	99.33	30	96.3	300	300	BR	VC	10.16804	in 27
8202	99.33	30	96.3	300	300	BR	VC	8.94272	in 27
8108	102.88	0	101.84	225	225	BR	VC	9.742822	in 120
8107		0	101.84	225	225	BR	VC	23.26285	in 120
8101	98.91	0	95.95	800	800	BR	VC	56.88855	in 180
8102	101.35	0	102.51	300	300	BR	VC	22.09072	in 27
8303	106.88	0	104.7	225	225	BR	VC	25.15507	in 71
8304	106.88	0	104.7	225	225	BR	VC	25.15507	in 71
8301	106.88	0	104.7	225	225	BR	VC	27.45906	in 71
8302	106.88	0	104.7	225	225	BR	VC	43.10452	in 105
9004		0	0	600	600	BR	VC	51.60236	in 200
9003	103.55	0	100.37	375	375	BR	VC	5.09602	in 27
1512	103.68	0	101.04	300	300	BR	VC	35.01506	in 27
8206		0	102.15	300	300	BR	VC	41.40352	in 27
8205		0	102.15	300	300	BR	VC	24.83986	in 27
8204		0	102.15	300	300	BR	VC	3.08552	in 27
8203		0	102.15	300	300	BR	VC	44.14748	in 27
5003	115.59	0	113.79	525	525	BR	VC	72.17886	in 117
5005	107.49	0	104.47	300	300	BR	VC	22.56103	in 27
5006	99.19	0	96.33	300	300	BR	VC	26.86333	in 67
5007	99.19	0	96.33	300	300	BR	VC	33.73408	in 67
3304	102.73	0	100.55	300	300	BR	VC	9.21954	in 34
3305	102.73	0	100.55	300	300	BR	VC	88.8456	in 34
4004	102.73	0	99.61	375	375	BR	VC	20.23275	in 78
4005	102.73	0	99.61	375	375	BR	VC	47.09595	in 78
7212		0	105.87	225	225	PVC	VC	17.10683	in 35
7214	101.82	SW	99.41	300	300	BR	VC	6.08273	in 27
7209	100.94	0	98.47	225	225	BR	VC	25.17198	in 158
5001		0	99.28	225	225	BR	VC	8.76729	in 27
5002	101.15	0	99.28	225	225	BR	VC	27.45568	in 27
5001	100.59	0	97.88	300	300	BR	VC	54.57106	in 211
5002		0	97.88	300	300	BR	VC	50.28017	

Rehno	Cover	Fun	Invert	Size x	Size y	Shape	Matt	Length	Grad
5403	107.74	CO	105.69	225			VC	35.05709	1 in 48
6406	106.26	CO	104.49	225			VC	27.00075	1 in 108
6209		CO		300			VC	6.747875	
5113		CO		100			VC	4.537775	
8201	97.6	CO	93.62	900			CO	99.67747	1 in 88
202	102.8	CO	100.58	225			VC	64.63013	1 in 32
6302	99.87	CO	0	300			CO	13.89244	
7304	104.77	CO	101.85	375			VC	32.24903	1 in 27
5103	103.88	CO	101.71	300			VC	57.03508	1 in 124
8206	99.75	CO	0	900			CO	56.08921	
206		CO	0	464			VC	10.65151	
5202	105.71	CO	102.31	300			VC	51.23601	
107	103.83	CO	101.79	375			VC	66.59841	1 in 33
4213		CO		150			VC	2.313993	
5302	107.07	CO	105.34	225			VC	64.03124	
8208	99.75	CO	0	450			VC	9	
6404	105.96	CO	103.94	225			VC	27.07397	1 in 108
4216		CO		100			VC	3.342797	
4406		CO		100			VC	14.09152	
407	107	CO	104.96	225			VC	46.04346	1 in 46
7201		CO		150			VC	11.70083	
7300	105.23	CO	101.95	375			VC	33.54102	1 in 559
4101	104.33	CO	101.6	375			BR	37.94704	1 in 40
8205		CO		100			VC	12.07921	
2011	106.31	CO	102.86	300			VC	69.58448	1 in 142

LEGEND

The diagram illustrates the sewer system layout with the following components and connections:

- Abandoned:** Represented by a solid black line.
- Foul:** Represented by a solid brown line.
- Surface Water:** Represented by a solid blue line.
- Combined:** Represented by a solid red line.
- Public Sewer:** Represented by a dashed black line.
- Private Sewer:** Represented by a dashed brown line.
- Section 104:** Represented by a dashed blue line.
- Rising Main:** Represented by a dashed red line.
- Sludge Main:** Represented by a dashed green line.
- Overflow:** Represented by a dashed purple line.
- Water Course:** Represented by a dashed light blue line.
- Highway Drain:** Represented by a dashed light green line.

The diagram shows the following connections and features:

- The **Abandoned** line connects to the **Public Sewer** line.
- The **Foul** line connects to the **Public Sewer** line.
- The **Surface Water** line connects to the **Public Sewer** line.
- The **Combined** line connects to the **Public Sewer** line.
- The **Public Sewer** line connects to the **Private Sewer** line.
- The **Private Sewer** line connects to the **Section 104** line.
- The **Section 104** line connects to the **Rising Main** line.
- The **Rising Main** line connects to the **Sludge Main** line.
- The **Sludge Main** line connects to the **Overflow** line.
- The **Overflow** line connects to the **Water Course** line.
- The **Water Course** line connects to the **Highway Drain** line.

All point assets follow the standard colour convention:

red	- combined	blue	- surface water
brown	- foul	purple	- overflow

- | | |
|------------------|------------------------------|
| Manhole | Side Entry Manhole |
| Head of System | Outfall |
| Extent of Survey | Screen Chamber |
| Rodding Eye | Inspection Chamber |
| Inlet | Bifurcation Chamber |
| Discharge Point | Lamp Hole |
| Vortex | T Junction / Saddle |
| Penstock | Catchpit |
| Washout Chamber | Valve Chamber |
| Valve | Vent Column |
| Air Valve | Vortex Chamber |
| Non Return Valve | Penstock Chamber |
| Soakaway | Network Storage Tank |
| Gully | Sewer Overflow |
| Cascade | Ww Treatment Works |
| Flow Meter | Ww Pumping Station |
| Hatch Box | Septic Tank |
| Oil Interceptor | Control Kiosk |
| Summit | DNM Network Monitoring Point |
| Drop Shaft | Change of Characteristic |
| Orifice Plate | |

MANHOLE FUNCTION

- | | |
|----|---------------|
| FO | Foul |
| SW | Surface Water |
| CO | Combined |
| OV | Overflow |

SEWER SHAPE

- | | | | |
|----|-------------|----|-------------|
| CI | Circular | TR | Trapezoidal |
| EG | Egg | AR | Arch |
| OV | Oval | BA | Barrel |
| FT | Flat Top | HO | HorseShoe |
| RE | Rectangular | UN | Unspecified |
| SQ | Square | | |

SEWER MATERIAL

- | | |
|-----|---------------------------|
| AC | Asbestos Cement |
| BR | Brick |
| PE | Polyethylene |
| RP | Reinforced Plastic Matrix |
| CO | Concrete |
| CSB | Concrete Segment Bolted |
| CSU | Concrete Segment Unbolted |
| CC | Concrete Core Culverted |
| PSC | Plastic / Steel Composite |
| GRC | Glass Reinforced Plastic |
| DI | Ductile Iron |
| PVC | Polyvinyl Chloride |
| CI | Cast Iron |
| SI | Spun Iron |
| ST | Steel |
| VC | Vitrified Clay |
| PP | Polypropylene |
| PF | Pitch Fibre |
| MAC | Masonry, Coursed |
| MAR | Masonry, Random |
| U | Unspecified |

Address or Site Reference:

Huntley Mount Road Bury,

Scale: 1:1250 **Date:** 05/03/2026

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS



APPENDIX 4

PRELIMINARY LAND CONTAMINATION ASSESSMENT



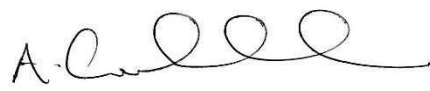
Preliminary Land Contamination Assessment

Land at Huntley Mount Road
Bury
BL9 6HY

Prepared for: JSM Commercial Lettings LLP

Date: 11th February 2026

Project Ref: 23-0016_02

Issue No.	Status	Issue Date	Author	QA/QC Review
01	Final	07/11/2023		
02	Final	11/02/2026	Kevan Holbrook BSc. (Hons) MEnvSc Director	Alan Crossfield BSc. (Hons) MEnvSc CEnv Director
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>				

Limitations & Confidentiality Statement

This report has been prepared by Epsilon Environmental Limited with the reasonable skill and care to be expected of a professional consultant having the competence, experience, and resources necessary for the purpose of carrying out similar work in scope and character to the services performed under the Contract. Epsilon Environmental Limited does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions. This report does not present a geotechnical assessment of the Site.

Epsilon Environmental Limited obtained, reviewed and evaluated information in preparing this Report from the Client and others. The conclusions, opinions and recommendations have been determined using this information. Epsilon Environmental Limited does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Epsilon Environmental Limited has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

Epsilon Environmental Limited disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the Services.

This report is confidential to the Client, and Epsilon Environmental Limited accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known, unless formally agreed by Epsilon Environmental Limited beforehand. Any such party relies upon the report at their own risk.

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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Appendices

Appendix A	Site Photographs
Appendix B	Proposed Development Plan
Appendix C	Selected Historical OS Map Extracts
Appendix D	Proposed EHLP

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*.

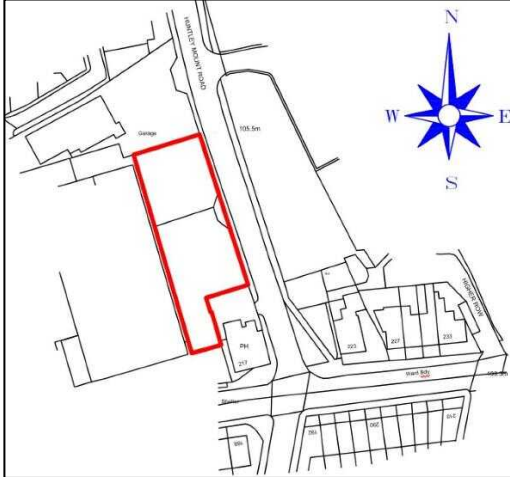
1.3 Information Reviewed

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.
--	--

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



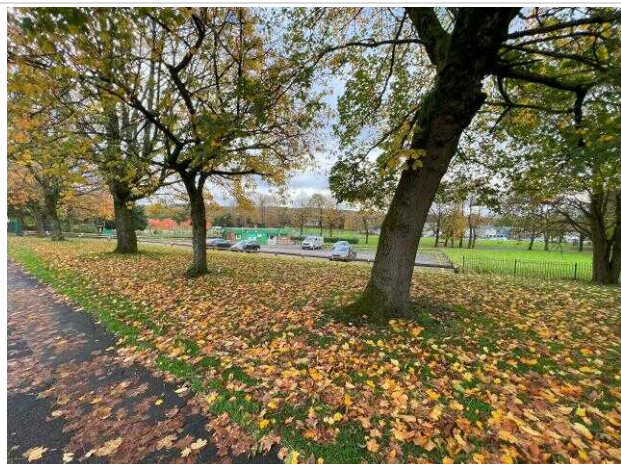
6. Site boundary facing south-west, with rear of Aldi store in background



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

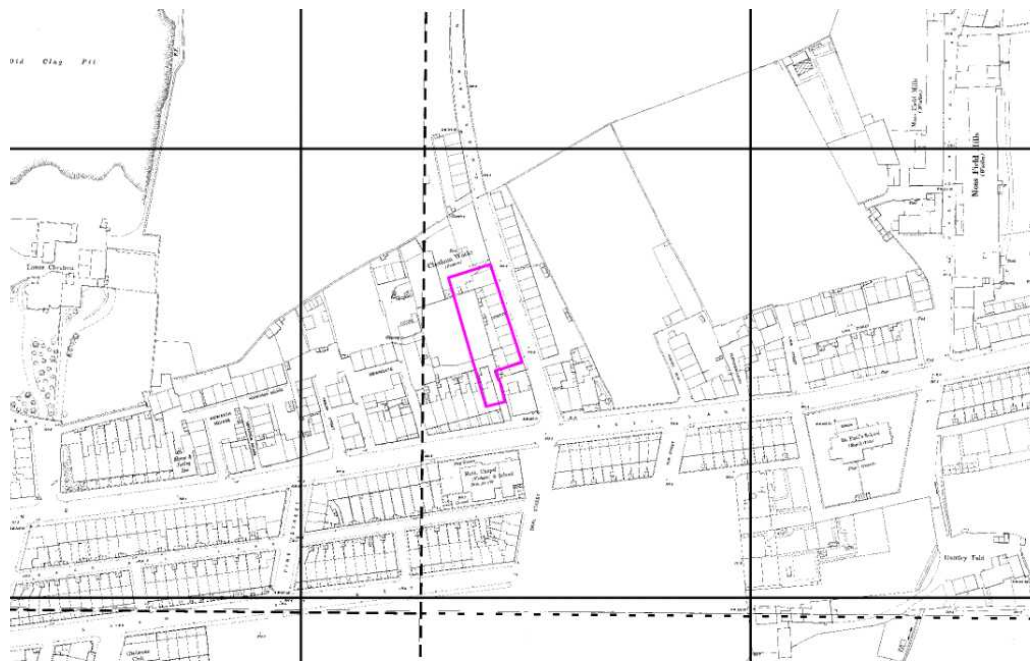
Appendix B – Proposed Development Plan

		One Campbell Street Leeds LS28 6DP	
		T: 0113 518 1010 E: info@domusarchitecture.co.uk W: domusarchitecture.co.uk	
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: August 2025	Scale: 1:200 @ A1	Checked: PS	
Project: 2108	Dwg.No: A1-02	Revision: B	

Appendix C - Selected Historical Map Extracts

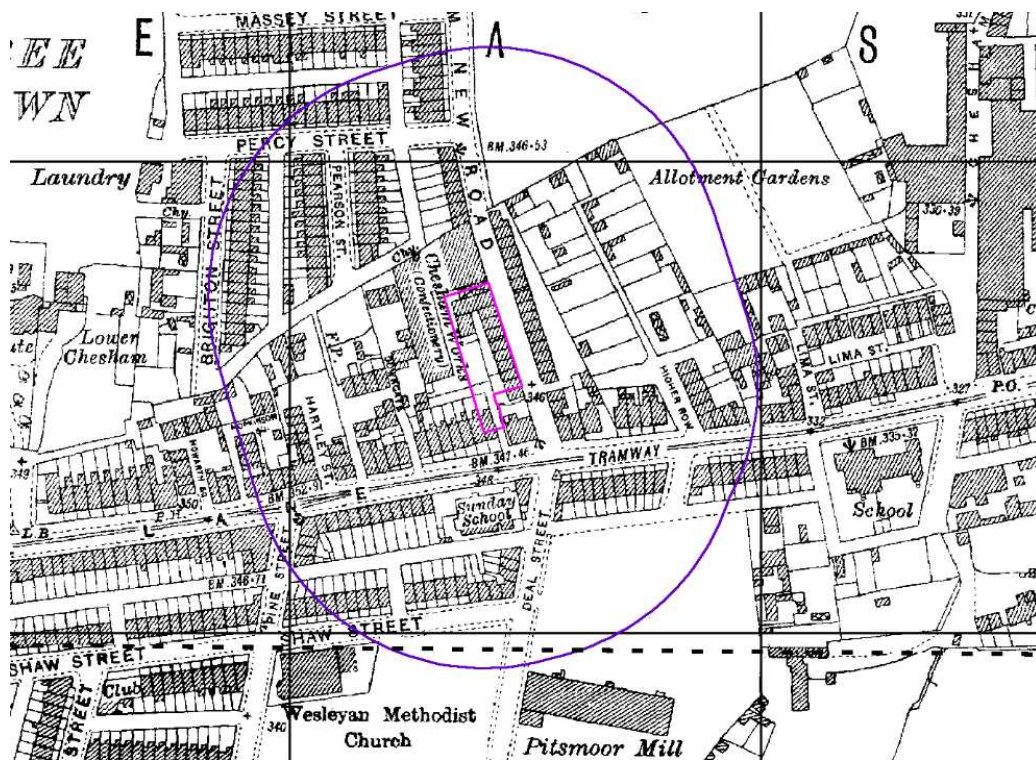
Published 1891

**Source map
scale - 1:500**



Published 1930

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



Published 1960
Source map
scale – 1:2,500



Published 1985
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