

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	70951	Discharge Reference:	72323
Site:	Land adjacent 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF		
Approved Development:	Demolition of existing garage/store to be replaced with 1 no. dwelling with attached garage		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL997.161025.1	Date:	16 October 2025

Recommendations
Condition Status Summary
The proposed remediation action of the removal of all made ground in landscaped and garden areas appears vague at this stage without the detail of where the extent of made ground is for this site and how the identification is to be carried out. As such this section would consider a remediation strategy that includes assessment of the extent of the made ground to be carried out during enabling works with the findings to be submitted prior to the build commencing. • Condition 3 (Site Characterisation) – Recommended for discharge. • Condition 4 (Remediation Strategy) – A remediation strategy should be submitted and agreed prior to commencement. • Condition 5 (Verification) – To be addressed post development and prior to occupation.
Outstanding Information
In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval: (i) A detailed remediation strategy and validation plan. (ii) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used. (iii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Desk Study Information	
Current use	On-site: The site is currently occupied by a storage building, a car parking area and a former horse paddock. Off-site: Residential.
Previous potentially contaminating land uses	On-site: Agricultural. Off-site: Former ponds.
Environmental setting	Geology: Till overlying Pennine Lower Coal Measures Formation - Cannel Rock (South Lancashire), sandstone. Hydrogeology: Secondary A Aquifer. Hydrology: Unnamed stream 56m to the northeast. Mining: Not within a Development High Risk Area. Landfill/Waste: Delph Lane Quarry /Land at Egypt Lane landfill is 206m to the northeast. Radon: Site not affected by radon.
Approved development	Approved layout and landscape plan.

Assessment / Comments	
Information Reviewed	Previously considered: - Phase 1: Preliminary Risk Assessment for 41 Bury Old Road, Radcliffe, LK Consult, Reference: CL-602-LKC 21 1502-01, September 2021. Current submission: - Phase 2 Geo-Environmental Investigation, Risk Assessment and Outline Remediation Strategy, LK Consult, Reference: LKC241504-B1-GI-41 Bury Old Road, Ainsworth R0, May 2025.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	An appraisal of the site environmental setting was provided and considered to be sufficient to assess the potential risks at the site under our review, reference CL997.281021.1, dated 28 October 2021. A site reconnaissance visit was carried out as part of the preliminary risk assessment. Four hand dug trial holes were excavated to between 0.2m and 0.6m bgl (HD101-HD104), but as there was no location plan it is unclear where the trial holes were excavated. Ground conditions were generally found to comprise granular made ground up to 0.5m deep containing brick, ash and clinker and locally

	fragments of coal, metal, plastic and rubber tyres. It is understood from the report that the former paddock area is underlain by sand over approximately 0.9m of hardcore. Additional information was provided by the consultant via email (the LK Group, dated 03/10/2025) which matched site photographs of the trial holes with their GPS co-ordinates and these were mapped onto the current Google Earth Image. This indicates the following: HD101 – area of additional parking to the right of the hardstanding area. Made ground to 0.5m bgl. HD102 – within current parking area in front of the storage building. Depth of made ground not established as refusal at 0.2m bgl. HD103 – northern boundary of former menage. Made ground to 0.45m bgl. HD104 – southern boundary of former menage. Made ground to 0.35m bgl.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation was carried out on 3rd April 2025 and comprised the following: • 3 no. window sample boreholes drilled to 2.92-5.45 m bgl (WS101 - WS103). • 4 no. hand pits (using spade) excavated to 0.60-0.90m bgl (HD101 - HD104). The locations were reportedly selected to target the current garage area, proposed building and garden areas. Made ground was encountered in three locations to depths of 0.20 - 0.70mbgl and <i>comprised horizons of gravel, sand, silt, clay with anthropogenic material which varied slightly between locations, with ash and clinker in HD104, metal in WS103 and bitumen with a basal crushed brick layer in WS102.</i> Five soil samples were analysed for a broad suite of contaminants with a further two subject to a more detailed suite (including a cyanide suite, phenol, TPHCWG, BTEX, MTBE) due to the <i>presence of a bitumen-type odour in the made ground in WS102, and in the made ground within HD104.</i> Exceedances for lead and benzo(a)pyrene were reported for the made ground sample from WS102 and asbestos (chrysotile) was identified in WS103 (silt) and quantified to 0.001%. We have the following comments and observations: • There is no reference in the report to the former menage which from the PRA appears to comprise an imported sand material overlying hardcore. We were advised by the client (telephone

	conversation on the 29/09/2025) that the previous owner removed much of the <i>road planings</i> from the menage area prior to the sale with <i>any made ground that existed in the former parking area at the south of the plot was cleared by the previous owner, prior to us taking possession (in May 2025).</i> - Information provided by the applicant (email dated 01/10/2025) confirmed that WS102 was located within the former menage area, with a bituminous odoured gravel reported and elevated lead and benzo(a)pyrene found in the soil sample. It is noted that the former menage area extends into the proposed garden area, with the location of WS102 within the proposed building. The client provided a plan which indicated that HD102 (excavated to 0.8m bgl) from the April 2025 site investigation was within the menage. No made ground or hardcore was encountered in this location. - Given the size of the garden, it may have been prudent to have undertaken trial pits to gain a better understanding of the extent of the made ground. It is noted that no sampling was undertaken in the front garden area some of which appears to have been subject to vehicle parking; noting that this material may have been removed at some point.
Detailed Quantitative Risk Assessment	Not relevant to this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	A high level proposal to remove all made ground from garden and landscaped areas is put forward. The report recommends that a Build-Phase Remediation Strategy and Verification Plan be produced. We have the following comments and observations: - From the site investigation to date, based on point location sampling and a presumed sampling location plan for the 2021 hand dug pits, the extent of made ground across the site is not apparent. - It is also unknown whether the hard core reportedly underlying the menage is still present and if so at what depth. - The Remedial Strategy should clarify whether following removal of made ground any imported soil is to be bought on. Reference is made in the report to appropriately test any such material, but no proposals are made regarding its use. It is noted that the landscape plan refers to backfilling with topsoil and a minimum 150mm of topsoil for all lawned areas. Reference to the British Standard for topsoil (BS 3882:2015) and subsoil (BS 8601:2013) provides details as to the depth of

	each material required for a healthy and sustainable landscape as well as the depth required for planting. If there is rubble underlying the imported sand this may impede drainage and plant growth. Asbestos was detected in sample WS103 (0.5 – 1.00 silt). Given the remedial proposals are to remove made ground only, this would not address the asbestos found in this location. The report refers to the sample being made ground, but from the logs the depth reported on the lab sheet is natural silt. However, it is noted that this location is within the proposed building, but raises questions as to whether asbestos maybe present elsewhere onsite. The consultant has subsequently advised that the site engineer indicated that this strata may have been reworked. Given the above, further detail should be provided within a Remedial Strategy. It may warrant an exploratory approach during enabling works to establish the extent of made ground within the garden and landscaped areas.
Materials Management	Not required at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not required at this stage.

Notes	
- Bury Council's Developers Guide for Contaminated Land provides an overview of the assessment of contaminated land in Planning and developing potentially contaminated land. - The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant. - Developments that are brought into use prior to the requirements of pre-occupation conditions being satisfied, would be result in breach of condition and could result in the site being considered under Part 2A. - All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence	

against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.