

Planning Consultation Response

Pre-Planning Application

Environment Section – Contaminated Land

Application Reference:	73330		
Site:	Former Bury Fire Station, The Rock, Bury, BL9 5AH		
Proposed Development:	Change of use of land at the former fire station to vehicle storage yard (Sui Generis)		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	CL493.080726.CL1	Date:	8 July 2026

Recommendations
Based on the site history (foundries, fire station, paper works and electricity sub-station), it is considered likely that contamination exists at the site. Additionally, fire stations, fire training centres and paper works have been listed as a potential source of the emerging pollutant, poly- and perfluoroalkyl substances (PFAS) in various research documents. A preliminary risk assessment, as a minimum, would normally be required. However, it is understood that the proposal will not include any intrusive works and it is not proposed to change the surface treatment of the site. Additionally, it is understood that proposed use of the site to store cars will be temporary for a maximum of three years. Consequently, on this occasion no contaminated land assessment is required. However, the following Contaminated Land condition is recommended: • CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION • INFORMATIVE <i>Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).</i>

Desk Study Information
Current use On-site: Vacant site following the demolition of the former Bury Fire Station (ground slabs appear to still be in place), car park, and a number of small retail premises. Off-site: The Rock Shopping Centre, retail and commercial premises,

	and residential properties.
Previous potentially contaminating land uses	On-site: Brass foundry, fire station (three separate locations shown on the 1893, 1930 and 1973 maps), foundry, mortuary, paper works, an electricity sub-station and works. Off-site: Cotton mills, timber yards and sawmills, burial grounds, tannery, iron works, woollen mill, chromium plating works, boiler works, paper works, garages, tyre depot, garages, works, mills, depots, warehouses and reservoirs.
Environmental setting	Geology: Pennine Lower Coal Measures over by glacial till. A fault is thought to run through the north of the site and a coal seam through the western part of the site. A large area of artificial ground is located to the north (former landfill and railway land). Hydrogeology: Secondary A Aquifer (Lower Coal Measures). Hydrology: Barn Brook (mostly culverted) is located approximately 190m to the east. Mining: Not located within a Development High Risk Area. Landfill/Waste: Located within 250m of Woodfields, Bury Landfill Site. Radon: Not located within a Radon Affected Area.

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.