

CONTAMINATED LAND – Information Required

It is understood that the application is for the change of use from commercial to residential apartments with parking and no landscaping. It would appear that the building was built as a Conservative Club by the time of the first mapping of c1891. Mapping from c1978 referred to the building as a works and its currently referred to as a factory. Most recently the building has been in commercial use occupied by a fitted furniture design and installation company (unclear from Google Earth images as to when this business ceased trading) and a glass splashback design, manufacture and installation company (Google Earth images indicates from 2012 until the business relocated c2022 to another factory building behind the building). The site is not affected by radon or within 250m of a known landfill site.

The Environment Section has assessed the application and submitted report, Worms Eye, reference Church Street West / M26 2SY / 2025, dated 15 July 2025. The proposal is for a sensitive enduse and the report has concluded that the site may be potentially affected by land contamination and has recommended further assessment. As such, in line with Bury's approach to Prior Approvals, sufficient information must be submitted to agree commencement, by demonstrating that no remedial measures are required or to agree such measures. A site investigation proposal has been put forward comprising 9 boreholes, 9 soil samples and gas monitoring on 6 occasions over 3 months. It is noted that the site has no significant industrial history, though paint and chemical storage in the building was noted in the site walkover. The report concluded a very low risk of contamination, but that there was a possibility of hydrocarbon vapours and landfill gas affecting the building.

Given that the application is for a change of use with internal modifications of the building only and no landscaping is proposed and the site does not have a significant contaminative history it maybe prudent to consider a more proportional approach to the additional assessment. Information could be sought as to how the building is going to be cleared of its existing rubbish (paint tins, thinners, furniture, glass, building materials etc.) and the building transformed to be suitable for residential use (use of existing floor materials/board or replacement etc.) and build this into a more practical risk assessment taking into account the desk study information already collated. Non intrusive assessment means could also be considered (noting that the proposal includes the use of a PID monitor, but could this be used for internal sweeps of the building post clearance?) These may provide more appropriate lines of evidence given the planning proposal.

Further information regarding Land Contamination and the planning process can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#). This section can also be contacted for advice.

AIR QUALITY

Permitted Development Rights, Class MA permits commercial, business and services (class E) to dwellings (class C3) use subject to prior approval covering transport and highways, contamination, flood risk, noise impact and natural light to all habitable rooms. As such the Council is unable to assess and apply where necessary air quality mitigation measures to this type of permitted change of use. It is noted that car parking is proposed so the provision of electric vehicle charging facilities would be encouraged.

Environmental Protection

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envsection@bury.gov.uk