

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72230		
Site:	Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB		
Proposed Development:	Erection of 2 no. detached dwellings with associated means of access		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	72230.010925.CL1	Date:	1 September 2025

Recommendations	
A Preliminary Risk Assessment (PRA) Report has not been submitted with the application. Based on the proposed development (residential) and environmental setting, if planning permission is granted, a PRA will be required. Depending on the findings of the PRA, subsequent intrusive investigation and assessment, and remedial action maybe required. In line with the National Planning Policy Framework, there is the potential for contamination on this site, therefore, we recommend that the following contaminated land conditions are placed on any grant of permission: • CL01 - CONTAMINATED LAND CONDITION 01: SITE CHARACTERISATION & RISK ASSESSMENT • CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION • INFORMATIVE 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). If permission is granted, 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 preliminary risk assessment report.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan.
- (iv) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.
- (v) 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: Open land with small buildings present. Off-site: Housing, a yard, possible stables, a public house, commercial premises and a church.
Previous potentially contaminating land uses	On-site: Evidence of disturbed or filled ground. More recently the site has been in use for car sales and is currently in use for car parking. Off-site: Ainsworth Mill complex (cotton mill later a bleach and dye works with reservoirs, filter beds and tanks), smithy, a garage, filter beds and settling tanks.
Environmental setting	Geology: Lower Coal Measures overlain by glacial till. Hydrogeology: Secondary A Aquifer (Lower Coal Measures). Hydrology: The Blackshaw Brook is located 180m to the west. Other surface water features including a pond and a drain are located within the surrounding area. Mining: Not located within a Development High Risk Area. Landfill/Waste: Not within 250m of a registered 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.