

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71345		
Site:	10 Spring Vale Street, Tottington, BL8 3LR		
Proposal:	Erection of 2 no. industrial units with first floor offices		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL300.070325.1	Date:	07/03/2025

Recommendations	
Satisfactory information has been submitted. As such no conditions are recommended.	

Desk Study Information?	
Current use	On-site: prior to development was occupied by 2 small single storey commercial buildings, storage containers and commercial yard of a plant hire company. Off-site: repair garage, commercial premises, garages and residential
Previous contaminating land uses	On-site: commercial yard and buildings Off-site: a cotton mill, later an engineering works, and associated infilled reservoirs, depots and a joinery works
Environmental setting	Geology: Glacial Till over the Lower Coal Measures Hydrogeology: Secondary A Aquifer Hydrology: Black Brook maybe culverted beneath the site Landfill/Waste: not situated within 250m of a known landfill site

Assessment / Comments	
Information Reviewed	- Phase 1 Geo-Environmental Investigation, IGE Consulting, reference 3388 - 01, dated April 2020. - Geo-Environmental Ground Investigation, IGE Consulting, reference 3388 - 02, dated Dec 2020

	Gas Membrane Installation Validation Report, MEC Environmental Ltd, dated 11/03/2024
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.
Site Investigation and Generic Quantitative Risk Assessment	3 Trial pits to a maximum depth of 3.00m bgl with subsequent chemical laboratory testing. - Granular made ground to a maximum depth of 1.25m bgl overlying glacial till. - No exceedances with regards the LQM/CIEH Generic Assessment Criteria for a commercial end use. - Potential ground gas risk identified from organic deposits, believed to be a former water course, encountered on site. Precautionary CS2 measures recommended.
Detailed Quantitative Risk Assessment	Not applicable.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not undertaken
Materials Management	Not undertaken
LCRM Stage 3 - Remediation and Verification	
Verification	Application is retrospective with the building commenced in May 2023. Verification inspections of the installed membrane were undertaken in March 2024. The submitted report provided satisfactory details of this.

Notes	
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.