

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	69766		
Site:	39 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW		
Proposal:	Demolition and rebuilding of dwelling; basement and ground floor extension at rear and single storey extension at front		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1105.070325.1	Date:	7 March 2025

Recommendations	
Condition Status Summary	
Condition 3 (Site Characterisation and Remediation Strategy) – The submitted report recommended precautionary remedial measures due to potential mines gas risk. A detailed remediation strategy and validation plan is required (item (i) below). Condition 4 (Remediation Verification) – A verification report is required.	
Outstanding Information	
The following information will be required 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) 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: Terraced property with rear garden comprising hardstanding with small flower beds. Off-site: Housing and agricultural land.
Previous	On-site: Current residential property has been present on the site

contaminating land uses	since prior to 1848 but was previously used as a public house known as the Dog and Patridge. Off-site: An old coal shaft, ponds, agricultural land, a public house and residential dwellings.
Environmental setting	Geology: Milnrow Sandstone (part of the Lower Coal Measures) overlain by Glacial Till Deposits. Hydrogeology: Secondary A Aquifer (Lower Coal Measures). Hydrology: Not in close proximity to any major surface watercourses, however, a small stream or land drain is shown to flow at the rear of the property. Mining: Past coal mining activity but not located within a High Risk Development Zone. Landfill/Waste: No registered landfill sites within 250m. Radon: Not located within a Radon Affected Area.
Proposals	Completed refurbishment and resign of an existing terraced property to include rear extension to the basement and ground floor extension at rear and a single storey extension at front.

Assessment / Comments	
Information Reviewed	Phase 1 Land Contamination Risk Assessment, No.39 Bradshaw Road, Walshaw, Tottington, Bury BL8 3PW, Castledine Environmental, Reference: 3788D P1 MK Projects – Bury, 4 September 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. The desk study information provided appears to be sufficient to assess the potential risks at the site. The preliminary risk assessment concluded that there is a low risk to human health and controlled waters from potential soil contamination at the site. This is due to lack of previously contaminating land uses at the site and the fact that the garden comprises of hardstanding with

	limited flower beds. The risks to the property from ground gas ingress are considered Moderate to Low due to the presence of coal measures strata and the evidence of past coal mining in the area (a former mine shaft is located 65m to the northwest. Consequently, the consultant has recommended that remedial measures are required to address this potential contaminant linkage.
Site Investigation and Generic Quantitative Risk Assessment	No site investigation was recommended by the PRA.
Detailed Quantitative Risk Assessment	No detailed quantitative risk assessment is required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The PRA has recommended that the following remedial actions be undertaken: • Upgrading the required cellar tanking measures with ground gas protection measures suitable to protect against carbon dioxide / methane. • A Watching Brief (as outlined in Appendix E of the PRA) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination. • Allowance for specific remediation or point testing, should the Watching Brief indicate the need for such. The Consultants states that a Phase 3 Remediation Strategy and Verification Plan will need to be produced. The Remediation Strategy and Verification Plan should include full details of the proposed gas protection measure and how they will be validated, including copies of the manufacturer's specification sheets for the chosen gas resistant products and foundation/build drawings.
Materials Management	No information has been provided. However, it is not proposed to import any soil material.
LCRM Stage 3 - Remediation and Verification	
Verification	A Verification Report should be submitted in due course.

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.