

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72293		
Site:	Land adjacent to 220 Ainsworth Road, Bury, BL8 2LR		
Proposed Development:	Erection of 1no. detached dwelling		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	CL1127.021225.CL1	Date:	2 December 2025

Recommendations	
The preliminary risk assessment has concluded that the risks to human health and the environment from soil contamination and ground gas are low. Consequently, the consultant considers that a site investigation is not required. However, limited remedial actions are required by this Section including a watching brief, tested of any soils brought to site and disposal of excess soil at a suitably licenced waste disposal facility. 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: • CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION • CL05 - CONTAMINATED LAND CONDITION 05: IMPORTED SOIL • 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) After completion of site works, a verification report is required to validate that the required remedial actions required by this Section have been successfully undertaken. This should include as a minimum:	

- Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
- Details of any topsoil / subsoil imported to site including details of the source site for the soils, any chemical testing carried out, and assessment criteria used to show that the material is suitable for use. A minimum of 3 samples is required which should be tested for a suite of analysis that includes metals, speciated PAH and asbestos. The test results should be compared to suitable generic assessment criteria.
- Details of any soil material excavated and removed from site including copies of waste management records.

Desk Study Information	
Current use	On-site: An overground residential garden with two garages (an older garage with a suspected asbestos cement roof and a large modern garage). Off-site: Residential, recreation ground, Elton Vale Sports Ground and a primary school.
Previous potentially contaminating land uses	On-site: Open land, garden of semi-detached property (built between 1910 to 1930) and detached garage/outbuilding. Off-site: Ponds/reservoirs, Elton Vale Bleach Works, Coal Mining activity (Old Shaft), allotment gardens and possible disturbed ground.
Environmental setting	Geology: Lower Coal Measures and Trencherbone Rock overlain by glacial till. Hydrogeology: Secondary A Aquifer (Lower Coal Measures and Trencherbone Rock). Hydrology: Pond approximately 150m to the west and a reservoir 250m to the north. Mining: Not located within a Development High Risk Area. Landfill/Waste: Not located within 250m of a registered landfill site. Radon: Not located within a Radon Affected Area.

Assessment / Comments	
Information Reviewed	• Phase I Desk Study and Preliminary Contaminated Land Risk Assessment, Land Adjacent to 220 Ainsworth Road, Bury, GeoAssist Limited, Reference: 6190/VAR V1.0 PCLRA, June 2025.

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 has concluded that the risks to human health and the environment from soil contamination and ground gas are low. Consequently, the consultant considers that a site investigation is not required. However, a number of remedial actions are required by this Section.
Site Investigation and Generic Quantitative Risk Assessment	Not required.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Although the preliminary risk assessment concluded that the risks to human health and the environment from soil contamination and ground gas are low, the following remedial actions are required by this Section: • Watching brief to identify and deal with any previous unforeseen contamination at the site. • Chemical testing results of any imported material for use in soft landscaped or garden areas to demonstrate that the material is suitable for use. • Excess soil material to be disposed of at a suitable waste disposal facility.
Materials Management	No information submitted.

LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted.

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.