

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	73117		
Site:	Land at Bradley Fold Farm Cottages (plot 2), Bradley Fold, Bolton, BL2 6RW		
Proposed Development:	Erection of 1 no. dwelling		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1144.050626.1	Date:	05 June 2026

Recommendations
The preliminary risk assessment has concluded that there is a moderate to low risk to human health from ground gas at the site due to the potential for unrecorded shallow worked coal seams. As such an investigate to address this potential risk is put forward. It is noted that The Coal Authority are in agreement with this approach. In addition, this section has recommended that soils in garden areas should also be suitably tested due to an Officers note from 2009 referring to the potential illegal deposition of waste on land on Bradley Lane. 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 - SITE CHARACTERISATION & RISK ASSESSMENT (omit Preliminary Risk Assessment) • CL02 - REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - REMEDIATION & VERIFICATION • CL04 - UNEXPECTED CONTAMINATION • CL05 - 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) A site investigation and risk assessment report.
- (ii) A detailed remediation strategy and validation plan should the findings of (i) warrant it.
- (iii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iv) After completion of site works, if remedial actions are undertaken, 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. Off-site: Residential and works.
Previous potentially contaminating land uses	On-site: N/A Off-site: Cotton Mill, railway
Environmental setting	Geology: Pennine Lower Coal Measures Formation overlying Devensian Till. Hydrogeology: Secondary A Aquifer. Hydrology: Four low sensitivity water bodies within 250m. Mining: Development high risk area. Landfill/Waste: No registered landfill sites within 250m. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Phase I Desk Study Report, Demeter Environmental Ltd, reference 26-03-01, dated March 2026
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	It is noted that the report covers this plot and the adjacent plot (planning reference 73116) so recommendations are not site specific to this application site. 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. A site reconnaissance visit was carried out on the 14th March 2026 as part of the preliminary risk assessment. The site was found to comprise a <i>roughly grassed open parcel of land</i>. No evidence of potential contamination sources was noted. The preliminary risk assessment has concluded that there is a moderate to low risk to human health from ground gas at the site due to the potential for unrecorded shallow worked coal seams. As such an investigation proposal for three boreholes to 30mbgl to investigate this potential risk is put forward (it is assumed this is across plots 1 and 2). This Section has checked our records for the area and noted that we have an Officers note from 2009 of an Environment Agency investigation into the illegal deposit of waste (including suspected asbestos) of land on Bradley Lane. We do not have a location plan of this or the outcome of the investigation. As such it would be prudent to include appropriate testing of soils in proposed garden areas to demonstrate they are suitable for use.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	Not relevant at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant at this stage.
Materials Management	Not relevant at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not relevant at this stage.

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.