

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	71577 (variation of 69079)	Discharge Reference:	72453
Site:	Land off Parkinson Street, Bury BL9 6NY		
Approved Development:	Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field. Varied: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 3no. dwellings.		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1031.041225.1	Date:	04 December 2025

Recommendations
Condition Status Summary
The current discharge application is for plots 1 – 3 and 5-11 only. It is expected that further verification will be provided as the site is built out. It would be useful to have a plan of the build out so an appreciation of when verification information is due can be gained. • Condition 4 (Pre-commencement: Site Characterisation and Remediation Strategy) – previously recommended for discharge. See our consultation reference CL1031.131124.1, dated 13th November 2024. • Condition 5 (Prior to first use: Remediation Verification) – Sufficient information has been provided to recommend that the condition be discharged for plots 1 – 3 and 5-11 only. Partial discharge could be considered for plots 4 and 12 (cover outstanding). Plots 13-81 remain outstanding for both aspects of verification, whilst all landscaped areas are outstanding for cover verification.
Outstanding Information
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 materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used. (ii) Gas and cover verification of plots 13-81. (iii) Cover verification for plots 4 and 12 and all landscaped areas. (iv) Chemical testing of imported soils to demonstrate suitability of use.

Desk Study Information	
Current use	On-site: Construction of new dwellings has commenced. Off-site: Residential properties, the East Lancashire Railway and Burrs Country Park
Previous potentially contaminating land uses	On-site: Former Seedfield Centre and playing fields. The centre was previously a high school and prior to this the site comprised open land, a spring, stream/land drain and tanks. Off-site: Railway line and a cotton and later paper mill.
Environmental setting	Geology: Glacial Till and Glaciofluvial Sand and Gravel Deposits overlie the Old Lawrence Rock and Lower Coal Measures. Hydrogeology: Bedrock secondary A aquifers. Hydrology: The site is in close proximity to the River Irwell. A small tributary to the River Irwell issues from the southern boundary of the site. Mining: Site not affected by mining. Landfill/Waste: The site is located within 250m of a known landfill site. Radon: Classes 1-3 are found across the site.
Approved development	• Site Layout • Landscaping Plan (Sheet 1) • Landscaping Plan (Sheet 2)

Assessment / Comments	
Information Reviewed	• Gas Verification Inspection Sheets, Betts Geo Environmental dated 31/01/2025 (Plots 1-2 and 3-4), 02/04/2025 (Plot 5), 10/04/2025 (Plots 6-7 and 8-9) and 18/06/2025 (Plots 10-12). • Seedfield – Plots 1-3 & 5-11, Betts Geo Environmental letter dated 22nd September 2025, reference 24LPL098/SV/GC/04.
Previously Considered	• Phase 1 Geo-Environmental Risk Assessment, Seedfield Centre, Bury, Edge Consulting Engineers, Reference: 211104-EDGE-xx-xx-RP-C-002_PHASE 1[P01], 21 September 2021. • SI Report, Seedfield Centre, Bury, Edge Consulting Engineers, Reference: 211104-EDGE-xx-xx-RP-C-002_PHASE 2[P01], December 2022. • Supplementary Si Report, Edge Consulting Engineers, reference:211104-EDGE-XX-XX-RP-G-0003_SUPPLEMENTARY PHASE 2[P01], dated 28/08/2024.

	Remediation Strategy Report, EDGE Consulting Engineers, reference: 211104-EDGE-XX-XX-RP-G-0003_REM_STRAT [P02], dated 14/10/2024.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A PRA was submitted in support of the application and considered in our consultation response CL1031.120123.1, dated 13 th January 2023.
Site Investigation and Generic Quantitative Risk Assessment	Two phases of site investigation have been carried out in January 2022 and August 2024, considered in our responses CL1031.120123.1 and CL1031.041225.1 (dated 17th September 2024). Elevated concentrations of arsenic and lead were reported in made ground samples and asbestos was encountered in one location with a concentration of < 0.001 %. The Ground gas assessment concluded that the gas regime at the site is representative of Characteristic Situation 2.
Detailed Quantitative Risk Assessment	Not undertaken for this site.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	The Remedial Strategy was considered in our response CL1031.131124.1, dated 13th November 2024. This comprised: - Provision of up to 600 mm clean cover layer in garden areas (comprising 150 mm topsoil and 450 mm subsoil) and 300 mm clean cover in landscaped areas (comprising 150 mm topsoil and 150 mm subsoil) with geotextile marker layer; - Chemical testing of processed site won / imported soil to assess suitability for re-use; - Installation of Amber 1 gas protection measures. Supervision and validation of installation of gas mitigation measures by suitably qualified consultant; - Provision for storage, treatment and disposal of any previously identified contamination. It is noted that the Remediation Strategy pre-dates the variation application to change the site plan and reduce the number of dwellings to 81. However, as the Remediation Strategy is not plot specific it is still applicable.
Materials Management	It is understood that CL:AIRE Definition of Waste: Code of Practice is to be used for the onsite reuse of materials and import of materials. No information relating to this was provided.

LCRM Stage 3 - Remediation and Verification

Verification	Gas Verification Sheets were submitted for plots 1-12. Clear photographs were provided. Chemical analysis of topsoil and subsoil stockpile samples alongside plot by plot photographs were provided for plots 1-3 and 5-11. In both cases the photographs could have benefited from a site identification board detailing date, site name and plot location for clarity. It's also best to avoid photographs with (identifiable) site workers in the foreground. The submitted information sufficiently verifies the remedial actions at Plots 1-3 and 5-11 for cover and gas and gas only for Plots 4 and 12.
---------------------	--

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.