

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71785		
Site:	Halls Mill Retail Park, Back Foundry Street, Bury, BL9 7AZ		
Proposed Development:	Installation of four rapid electric vehicle charging stations and ancillary equipment, including one fully accessible EV charging bay		
To:	Helen Leach	From:	Rebecca Jones
Our Reference:	71785.140525.CL1	Date:	14 May 2025

Recommendations	
The site has had previous potentially contaminating land uses and was developed as retail park under application 49672. Site investigations identified some issues at the site and a diesel underground storage tank was removed. No further remedial actions were required, but clean soil was imported to site for landscaping. Given the site's industrial history, a watching brief should be conducted during excavations to identify and deal with any previous unexpected contamination. 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: (i) CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION (ii) INFORMATIVE Reason: <i>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).</i> 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) Completion Statement to confirm 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 in order to illustrate the ground conditions encountered.	

Desk Study Information	
Current use	On-site: Car park for a retail park. Off-site: Retail parks, car parks, commercial and retail premises.
Previous contaminating land uses	On-site: Hope Mill (Cotton, Cotton Spinning, Textile Works). Off-site: Iron foundries, timber yards, cotton mills, woollen mills, machinery works, boiler works, paper works, brewery, Tram Depot, Plastic Works, engineering works, reservoirs, works, mills and depot.
Environmental setting	Geology: Lower Coal Measures overlain by sand and gravels. Hydrogeology: Secondary A Aquifer (Lower Coal Measures). Hydrology: Not located within close proximity of any major surface watercourses. Mining: Not located within a Coal Mining Development High Risk Area. Landfill/Waste: Not located within 250m of a registered landfill site. Radon: Not located within a Radon Affected Area.

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.