

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71867		
Site:	Land bound to the north by Brightley Brook, Pilsworth Fisheries, Pilsworth Road & Heywood Distribution Park; to the west by Whittle Brook; to the east by Birch Industrial Park & fields; and to the south by the M62 corridor.		
Proposed Development:	Application for outline planning permission (all matters reserved) for a national-scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial & Business & Service (Uses Class E(a - g)), Education (Use Class F1(a)), Local Community (Use Class F2(a - c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.		
To:	Helen Leach	From:	Sally Shaw
Our Reference:	CL969.050625.CL1	Date:	05 June 2025

Recommendations

It should be noted that this Section has only considered the submitted information in relation to land located within the area of Bury Council. The plots for the whole of the Northern Gateway JPA 1.1 allocation area are shown with the district boundary on [Figure 13.3](#) of the Environmental Statement (Contamination Constraints). Bury land falls within plots B and D.

The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and a high risk from ground gas at the site. The risks to controlled waters are considered low. Consequently, the consultant has recommended that a site investigation be undertaken. It is recommended that proposals for such works are provided to this section when available.

The site investigation report for each plot should include an updated conceptual site model to reflect the detailed development proposal for the plot(s) being assessed.

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 **for each plot**:

- (i) A site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan should the findings of (ii) warrant it.
- (iv) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (v) After completion of site works, if remedial works are undertaken, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.
- (vi) Verification of any imported soil.

Biodiversity Net Gain – Offsite Mitigation

Within the information supporting the application it is stated that off-site mitigation is proposed for Biodiversity Net Gain. Details of this location and proposed works should be provided when confirmed so that an assessment can be made of any potential contaminated land risks associated with that land. It is noted that [Figure 1.1 Assessment Boundary](#) shows two Potential Off-site Ecological Mitigation Areas (both in Bury). Both areas include a historic landfill site. As such, should this land be considered for BNG off-site mitigation beside the potential contamination issues, the land may be subject to Waste Management Regulations if any excavation works are planned.

Desk Study Information	
Current use	On-site: Agricultural fields and occasional farmhouses and associated buildings. Off-site: Agricultural fields, current landfill site (Pilsworth South), fishing lake and industrial estate.
Previous contaminating land uses	On-site: Historical tanks at farms, mining village (Meadowcroft Fold) and former mill (dyeing and finishing). Off-site: RAF base at Birch Industrial Estate
Environmental setting	Geology: Glacial till overlying Pennine Lower Coal Measures. Hydrogeology: Bedrock Secondary A Aquifer. Hydrology: Brighley Brook flow along the northern boundary of Plot D and B. Pilsworth Clough flows through plot B. Mining: Development High Risk Area with respect to shallow coal. Landfill/Waste: Pilsworth South Landfill to the north. Radon: Plots B and D are not affected by Radon.

Assessment / Comments	
Information Reviewed	• Geo-environmental and Geotechnical Desk Study and Coal Mining Risk Assessment Report, Tetra Tech Ltd, reference TTE-B048805-SD-DS-002, dated February 2025. • Environmental Statement, Chapter 13 Ground Conditions and Contamination, Tetra Tech Ltd (undated) • Environmental Impact Assessment (EIA) Scoping Report, Turley, reference NORM3018, dated 17 October 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 given the outline nature of this extensive application. It should be noted that this section has only considered the assessment in relation to land located within the area of Bury Council only.

	The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and a high risk from ground gas at the site. The risks to controlled waters are considered low. Consequently, the consultant has recommended that a site investigation be undertaken. It is recommended that proposals for such works are provided to this section when available. The resulting site investigation report(s) for each plot should include an updated conceptual site model to reflect the detailed development proposal for the plot(s) being assessed.
Site Investigation and Generic Quantitative Risk Assessment	Site investigations and risk assessment have not yet been undertaken.
Detailed Quantitative Risk Assessment	Not relevant at this stage..
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not required at this stage. It is noted that the development proposes to be carbon neutral. As such, consideration should be given to including a sustainability/carbon assessment within the options appraisal and remediation phases.
Materials Management	Not required at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not required 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.