

From: Jones, Rebecca (Environmental Protection)

Sent: Friday, June 30, 2023 11:40 AM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: RE: 67816: Butterstile Close, Prestwich - Discharge of Condition 3 (Contaminated Land Assessment)

Dean,

I write regarding the request to discharge Condition 3 of the above planning application. The Environment Section has received copies of the following documents:

- Letter from the Environment Agency regarding Land Between Butterstile Close & Hilton Lane, Prestwich, Manchester, M25 9RS, Reference: SO/2022/122452/03-L01, 21 February 2023.
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, Hilton Lane, Prestwich, LK Consult, Reference: CL-602-LKC 21 1545-02 R1, 12 May 2023.

The following information has now been provided:

- A letter from the Environment Agency confirming that they are satisfied with the controlled waters assessment and have no objections to the discharge of Condition 3.
- An updated version of the remediation strategy and validation plan which confirms that all private gardens (front and back) will have 600mm depth of clean cover.
- A copy of the manufacturer's specification sheet for the chosen proprietary gas membrane (Visqueen Gas Barrier) and foundation drawings showing the measures to be installed:
 - Gas resistant membrane (Visqueen Gas Barrier) continuous across the cavity wall.
 - 150mm well-ventilated subfloor void with telescopic vents to air bricks.
 - Beam and block floor slab.

Conclusion

This Section is satisfied that the requirements of Condition 3 have been met and that this condition can be recommended for discharge.

Condition 4 requires the following information:

- (i) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations