



**RESUBMISSION
PROPOSED DEVELOPMENT
LAND ADJACENT TO
No 11 DOVEHOUSE CLOSE
WHITEFIELD
MANCHESTER
M45 7PE**

**RFP SURVEYS
CONSULTING ENGINEERS
& LAND SURVEYORS
920 EDENFIELD ROAD
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*REF : 21082
DATE: 14 Feb 2023*

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Surveys | measured building | land and topographical | setting out | drainage investigations |

**LAND ADJACENT TO No 11 ON DOVEHOUSE CLOSE
ACCLOID CASE No 68320**

CONTAMINATED LAND

PRELIMINARY RISK ASSESSMENT

INTRODUCTION

Submission concerning the following proposed development, a planning application for land at Dovehouse Close Whitefield. To build a 2 Storey, 3-bedroom dwelling, with rooms in roof space and an attached garage. The intended layout will have easy outdoor access and well spaced parking at the side and front.

SITE LOCATION

The plot of land situated at the end of Dovehouse Close is in a developed residential area. Dovehouse Close includes a combination of 2 storey houses and 3 storey flats. Nearby amenities includes multiple schools, shops and large parks to encourage a fit lifestyle suitable for a family dwelling. Access to local public transport. The area is very well established and has great motorway links nearby. The current site is overgrown and looks unloved, leaving Dovehouse Close looking incomplete. An addition of a dwelling would be a great use of this site.

SITE WALKOVER

Access was gained from the existing footpath to the south of the site.

Some rubbish, builders debris was noted within the overgrown site with creeping plants of blackberries and self sown sapling trees.

2 semi mature trees were noted to the rear of the site at higher levels.

The site was overlooked by excessively wild shrubs and non maintained trees.

No foundations or evidence of previous buildings/foundations were seen.

The car park to the adjacent apartments had been cut into the previously sloping site with a retaining wall of sorts being used to provide a vertical face.

DESK TOP STUDY

Historic OS maps were used to investigate the useage of the site.

Maps of 1959 showed the site to be open land with houses only seen on the north side abutting Park Lane and the south side of Ringley Road,

No buildings were seen within the curtilage of the site or within 100meters to the east and west.

We are of the opinion therefore that the site should not be considered Contaminated or will be of any serious problem during the construction phases of the development

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