

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	73317		
Site:	49 Tintern Avenue, Whitefield, Manchester, M45 8WY		
Proposed Development:	Demolition of existing garage; Two storey side extension; Erection of 2 storey dwelling at the front		
To:	Tom Beirne	From:	Rebecca Jones
Our Reference:	73317.040826.CL1	Date:	4 August 2026

Recommendations

Although the site has not had any known contaminating land use, as the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land use (a new residential property), as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

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 - CONTAMINATED LAND CONDITION 01: SITE CHARACTERISATION & RISK ASSESSMENT**
- **CL02 - CONTAMINATED LAND CONDITION 02: REMEDIATION STRATEGY & VERIFICATION PLAN**
- **CL03 - CONTAMINATED LAND CONDITION 03: REMEDIATION & VERIFICATION**
- **CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION**
- **CL05 - CONTAMINATED LAND CONDITION 05: 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:

- (i) A preliminary risk assessment.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan.
- (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, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Desk Study Information	
Current use	On-site: Residential property with front and rear garden, Off-site: Residential and a recreation ground.
Previous potentially contaminating land uses	On-site: Open land and the current property built between 1970 and 1979. Off-site: Infilled ponds, large residential properties (Dunkirk House and the Elms), a farm (Elms Farm), allotment gardens, a tank, a garage colony
Environmental setting	Geology: Collyhurst Sandstone overlain by glacial till and fluvioglacial sand and gravel deposits. Hydrogeology: Principal Aquifer (Collyhurst Sandstone). Hydrology: Not in close proximity to a major surface watercourse. However, based on historical maps, a watercourse maybe culverted to the north of the site. Mining: Not within a Development High Risk Area. Landfill/Waste: Not within 250m of a registered landfill. Radon: Not 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.