



**DEPARTMENT OF
OPERATIONS**

Amanda Uhunmwagho
Bury Council Development Control

Date 23 November 2023
Reference CL1067.231123.1

Dear Amanda

9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ, Planning Application: [Number] – Contaminated Land

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Desk Study with Walkover Survey at 9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ, Sub Surface North West Ltd, Reference: 7832, October 2023.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.

The site is currently occupied by a building site with a partially constructed property, following the demolition of the previous semi-detached house. Current uses in the surrounding area include residential, playing fields and a Metrolink line. Previous land uses at the site have included open land, an infilled pond and the current property which was built during the 1930s. Previous uses in the surrounding area have included railway land and an infilled stream/valley. The site does not lie within 250 metres of any registered landfill sites and is not in close proximity to any major surface watercourse. The site is situated above the Middle Coal Measures Secondary A Aquifer, overlain by glaciofluvial sand and gravel deposits. The site is situated within a Class 2 Radon Affected Area.

It is understood that the proposed development comprises the construction of a replacement semi-detached dwelling.

1. The adequacy of the desk study information available for this site

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.

A site reconnaissance visit was carried out on 12 October 2023 as part of the desk study. The site was found to comprise a partially constructed dwelling, 3 no. manholes adjacent to the building and an old drum in the rear garden which had been used for burning waste.

The preliminary risk assessment has concluded that there is a moderate to very low risk to human health and the environment from soil contamination and ground gas at the site. The consultant has recommended that a site investigation be undertaken to comprise soil sampling, gas monitoring and groundwater testing. Please submit a site investigation proposal.

2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment

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 site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy, validation plan and materials management plan.
- (iv) 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.

The above information will be required by planning conditions, if permission is granted.

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.

Please Note: 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.

Please do not hesitate to contact me if you require any clarification of the above.



Yours sincerely

Rebecca Jones
Environmental Protection Officer

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