

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72185		
Site:	4 Parkstone Avenue, Whitefield, Manchester, M45 7QH		
Proposed Development:	Demolition of existing dwelling and erection of 1 no. replacement dwelling		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	CL1123.171025.CL1	Date:	17 October 2025

Recommendations

The preliminary risk assessment has concluded that there is a moderate risk to human health and the environment from potential soil contamination at the site. The risks to controlled waters and from ground gas ingress are considered low. Consequently, the consultant has recommended that a site investigation be undertaken. The following site investigation is proposal:

- 6 no. trial holes excavated to between 0.6 and 1.0m bgl.
- 6 no. soil samples tested for a suite of analysis that includes metals, banded TPH, speciated PAHs and asbestos.
- 2 no. soil samples tested for pesticides.
- 2 no. soil leachability samples.

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 site investigation and risk assessment report.
- (ii) A detailed remediation strategy and validation plan.
- (iii) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.
- (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.

Desk Study Information	
Current use	On-site: Building site following the demolition of a detached residential dwelling. Off-site: Residential properties, open land, electricity sub-station, Park Lane Farm and yard with stockpiles of soil material and possible evidence of waste disposal activity.
Previous potentially contaminating land uses	On-site: Open land associated with Park Lane Farm. Current property was built by 1954. Off-site: Cotton mill, works, infilled ponds, farm and farmland.
Environmental setting	Geology: Triassic Chester Formation Sandstone overlain by glacial till. Hydrogeology: Principal Aquifer (Chester Formation). Hydrology: Land drains within the surrounding area. Mining: Not within a Development High Risk Area. Landfill/Waste: Not within 250m of a registered landfill site. Aerial photographs indicate possible area of waste disposal activity to the southwest of the site. Radon: Not within a Radon Affected Area.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment (Desk Study), 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH, Worms Eye, Reference: Parkstone Avenue / M45 7QH / 2005, 12 August 2025.
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. A site reconnaissance visit was carried out on 30 July 2025 as part of the preliminary risk assessment. The site was found to comprise a building site following the demolition of the existing residential property. The preliminary risk assessment has concluded that there is a moderate risk to human health and the environment from possible soil contamination at the site. The risks to controlled waters and from ground gas ingress are considered low. Consequently, the consultant has recommended that a site investigation be undertaken. The following site investigation is proposal: 6 no. trial holes excavated to between 0.6 and 1.0m bgl. 6 no. soil samples tested for a suite of analysis that includes metals, banded TPH, speciated PAHs and asbestos. 2 no. soil samples tested for pesticides. 2 no. soil leachability samples.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	No information submitted.

LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	No information submitted.
Materials Management	No information submitted.
LCRM Stage 3 - Remediation and Verification	
Verification	No information submitted.

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.