

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71364		
Site:	72 Park Road, Prestwich, Manchester, M25 0FA		
Proposed Development:	Erection of 6 no. semi detached dwellings and associated driveways		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL895.240425.CL1	Date:	24 April 2025

Recommendations	
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 • 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, the following information will be required 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 desk study and 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 <u>CL:AIRE Definition of Waste Code of Practice</u> 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: Vacant following the demolition of the former house. Off-site: Residential properties.
Previous contaminating land uses	On-site: Open fields, followed by 1930s house and domestic garage. Off-site: Infilled ponds.
Environmental setting	Geology: Manchester Marls Mudstone which is overlain by glacial till. Hydrogeology: Secondary B Aquifer (Manchester Marls). Hydrology: Not in close proximity to any major surface watercourse. Mining: Not located within Coal Mining Development High Risk Area. Landfill/Waste: No registered landfill sites within 250m. Radon: Not located within a Radon Affected Area.

Notes
- 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.