

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72938		
Site:	Prestwich Clough Farm, Clough Lane, Prestwich, Manchester, M25 3JD		
Proposed Development:	Demolition of existing dwelling and erection of 1 no. replacement dwelling		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1141.010526.1	Date:	08 October 2026

Recommendations

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

As the development proposals include basement rooms, radon protection measures will be required in the build.

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 - SITE CHARACTERISATION & RISK ASSESSMENT (omit preliminary risk assessment)**
- **CL02 - REMEDIATION STRATEGY & VERIFICATION PLAN**
- **CL03 - REMEDIATION & VERIFICATION**
- **CL04 - UNEXPECTED CONTAMINATION**
- **CL05 - IMPORTED SOIL**

RADON PROTECTION MEASURES (BASEMENT - RESIDENTIAL)

The proposed development includes a basement. As such radon protection measures for basements in accordance with BRE 211: 2023 must be employed.

A Verification Report detailing the design and installation of the remedial measures must be submitted to the LPA for approval upon completion of remediation works and prior to the

development being brought into use. The report shall include a completed BRE211 Radon Protective Measures Quality Management Record, documented evidence of the installation inspection and proposed timeframe for post occupation monitoring. The report must also be provided to the homeowner at the point of sale.

- **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 should the findings and conclusions of (i) warrant it.
- (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, if remedial actions are undertaken, 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 dwelling with garden and hardstanding pathways and patio. Off-site: Agricultural and allotment gardens.
Previous potentially contaminating land uses	On-site: Farmhouse. Off-site: Residential, agricultural and allotment gardens.
Environmental setting	Geology: Glacial deposits overlying Pennine Upper Coal Measures Formation. Hydrogeology: Secondary A Hydrology: One water course within 250m of the site. Mining: The site is within a mining development low risk area. Landfill/Waste: No landfill sites within 250m of the site. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Phase 1 Geo-Environmental Desk Study, Murray Rix, reference MRN 26181-DS, dated April 2026.
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 the 14th April 2026 as part of the preliminary risk assessment. The site was found to comprise a mixture of hard standing and soft landscaping with a large residential dwelling. The preliminary risk assessment has concluded that there is a moderate to moderate risk to human health and the environment from soil contamination at the site. The risks to controlled waters are considered moderate. Consequently, the consultant has recommended that a site investigation be undertaken. Ground gas is not considered within the diagrammatic or tabulated conceptual site model. However ground gas monitoring is recommended <i>given the underlying geology of the site, which comprises Hummocky Glacial Deposits overlying Coal Measures, and the potential of historic or unrecorded mining activities in the area.</i> It is noted that the Groundsure Data indicates the sites is located within a coal mining area and as such a Consultants Coal Mining Report is recommended. Given the nature of the proposed development and the site history, the site investigation should be proportionate with gas monitoring undertaken if the material encountered warrants it or the conclusions of a Consultants Coal Mining Report recommends it. Whilst the site is not considered to be affected by radon, it is noted that the proposals include basement rooms. As such radon protection measures should be employed.

Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has not yet been completed.
Detailed Quantitative Risk Assessment	Not required at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not required at this stage.
Materials Management	Not required at this stage.

LCRM Stage 3 - Remediation and Verification

Verification	Not required at this stage.
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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.