

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	71800		
Site:	299 Middleton Road, Manchester, M8 4LY		
Proposed Development:	Demolition of existing dwelling and erection of 1 no. replacement dwelling		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1112.190825.1	Date:	19 August 2025

Recommendations	
The preliminary risk assessment has concluded that there is a low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered very low. A precautionary site investigation has been recommended in conjunction with a geotechnical investigation for foundation design. Given the low risk, this should be proportionate to the site history and proposed end use. 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 • 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 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, should remedial works be 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 Off-site: Residential dwellings, school and Heaton Park
Previous potentially contaminating land uses	On-site: None Off-site: Military camp, dye works and garages.
Environmental setting	Geology: Till overlying Sandstone (Chester Formation) Hydrogeology: Principal Aquifer (bedrock) Hydrology: River Irk located approximately 168m to the south. Mining: None Landfill/Waste: No sites within 250m Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Phase I Preliminary Risk Assessment, GeoCon Site Investigations Ltd, reference: GSI 2411 EW P-I Report, dated June 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 of the surrounding area. 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. The preliminary risk assessment has concluded that there is a low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered low. The consultant has recommended that a geoenvironmental site investigation be undertaken in association with a geotechnical investigation to inform the foundation design and confirm ground conditions. Given the low risk posed by the site, this should be a proportional geoenvironmental assessment.
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.

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.