

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	71464	Discharge Reference:	73384
Site:	Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD		
Approved Development:	Erection of 14 garages - 2 identical blocks of 7 units each		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	CL1149.210726.CL1	Date:	21 July 2026

Recommendations
Condition Status Summary
Condition 3 (Prior to first use: Unexpected Contamination) – A statement confirming that no previously unforeseen contamination was encountered during the groundworks has been received. This Section is satisfied that the requirements of Condition 3 have been met and that this condition can be recommended for discharge.
Outstanding Information
No further information is required.

Desk Study Information	
Current use	On-site: Vacant site with a concrete slab covering the majority of the site. Off-site: Residential properties, primary school and public open space.
Previous potentially contaminating land uses	On-site: Open land and domestic garages. Off-site: Infilled ponds, brick works and clay pits.
Environmental setting	Geology: Middle Coal Measures overlain by glacial till. Hydrogeology: Secondary A Aquifer (Middle Coal Measures). Hydrology: Not in close proximity to any major surface watercourse. Mining: Located within a Development High Risk Area. Landfill/Waste: Not within 250m of a registered landfill site.

	Radon: Not within a Radon Affected Area.
Approved development	Proposed site plan.

Assessment / Comments

Information Reviewed	Letter regarding the findings of the watching brief, D Bell Groundworks, dated 29 June 2026.
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LCRM Stage 1 - Site Characterisation and Risk Assessment

Preliminary Risk Assessment	The site was previously occupied by individual domestic garages (mapping indicates c1971), which were developed prior to the initial application. Asbestos may have been present in the construction of previous garages and it is not known how carefully they were removed. As such it was recommended that a watching brief for potential signs of asbestos containing material was carried out during construction. Photographs submitted with the application indicated that concrete had already been laid at the site and that some aspects of the application maybe retrospective.
Site Investigation and Generic Quantitative Risk Assessment	Not required.
Detailed Quantitative Risk Assessment	Not required.

LCRM Stage 2 - Options Appraisal

Remediation Strategy & Verification Plan	Not required.
Materials Management	Not required.

LCRM Stage 3 - Remediation and Verification

Verification	A letter has been received from D Bell Groundwork stating that that no unexpected or previously unidentified contamination was encountered during the groundworks undertaken in Summer 2023. Site works completed by D Bell Groundworks included clearance of the site, including the removal of debris and vegetation, followed by the installation of concrete hardstanding.
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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.