

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72059		
Site:	2 Windsor Road, Prestwich, Manchester, M25 0DZ		
Proposed Development:	Erection of 1 no. dwelling		
To:	Helen Pressley	From:	Sally Shaw
Our Reference:	CL1115.020925.1	Date:	02 September 2025

Recommendations	
Given that the site is now vacant, the previous residential development having been demolished under application 71227 and the land cleared, a pragmatic approach of a watching brief during development is recommended by this Section. Whilst the consultant has recommended a site investigation be carried out, this does not appear to be proportionate to the planning proposal given the site history. Particular attention should be given to the garden area and samples taken should any adverse ground conditions, deleterious materials or significant made ground be encountered. Should any soil be required for the garden this should be suitably tested to demonstrate it is free of contaminants and suitable for use. In line with the National Planning Policy Framework, the application is for a sensitive end use, therefore, we recommend that the following contaminated land conditions are placed on any grant of permission: • 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:	

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| (i) | Confirmation that no contamination was encountered, or details of agreed remedial works. |
| (ii) | Appropriate laboratory analysis and supporting assessment to confirm that any imported soils are free of contaminants and suitable for use. |

Desk Study Information	
Current use	On-site: Vacant land. Residential property demolished under approval 71227. Confirmation of this is shown in a photo within the PFE document and reference is made in the application form to the land being vacant. Off-site: Residential
Previous potentially contaminating land uses	On-site: Land was in agricultural use prior to construction of previous residential development c1932. Off-site: Historical ponds prior to residential development
Environmental setting	Geology: Till overlying Manchester Marls Formation (Mudstone). Hydrogeology: Secondary B Aquifer. Hydrology: No water courses within 100m. Mining: Not within a Development High Risk Area. Landfill/Waste: None within 250m; locally potentially infilled features. Radon: Site not in an area affected by radon.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment, LK Consult Ltd, reference LKC251398-A1-PRA-2 Windsor Road, Prestwich R0, dated 12/08/2025.
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. However, the consultant appears unaware that the previous residential property has been demolished stating:

	<i>Assuming no demolition has occurred: No significant contamination source anticipated.</i> There are also confusing conclusions with the summary conclusions in 6.1 as follows: <i>Based upon the available information, LKC conclude there is not a viable contamination and geotechnical risk and therefore no further assessment is recommended.</i> Yet in 6.2 Phase 2 site investigations are recommended. Within the conceptual model (presented in table 4.4), a moderate/low risk for heavy metals, sulphates, PAHs within the made ground has been assigned, despite noting a <i>low likelihood as no significant sources identified in site history</i>. Had the consultant assigned a low risk in the table, following the directions listed in section 4.5 a watching brief could have been considered. Given the site history this appears a more appropriate route. The key aspect here is the garden area, which from the proposed plans appears to be significantly reduced in size. It is noted from the supporting documentation for the application to demolish the previous residential dwelling that the property suffered from structural issues. This appeared to have not been considered within the geotechnical assessment.
Site Investigation and Generic Quantitative Risk Assessment	Not undertaken at this stage.
Detailed Quantitative Risk Assessment	Not relevant at this stage.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant at this stage.
Materials Management	Not relevant at this stage.
LCRM Stage 3 - Remediation and Verification	
Verification	Not relevant 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.