

Submission of Condition 12 & 13 Documentation



Submission of Documentation for Planning Conditions 12 & 13

To: Development Management Team, Bury Council

From: JN Building Contractors Ltd / David Dolan-Davis

Site: Land Adjacent to 33 Victoria Court, Tottington, Bury BL8 3GY

Date: March 2026

Planning Reference: 71758

Dear Sir/Madam,

Re: Submission of Required Documentation - Planning Conditions 12 & 13

Please find enclosed the full **Condition 12 & 13 Submission Pack** relating to land contamination, controlled waters and ground-gas risk for the above development.

This submission includes all documents required under the conditions:

Condition 12 - Risk Assessment Requirements

- Preliminary Risk Assessment (PRA) - GeoAssist, Nov 2024
- Generic Quantitative Risk Assessment (GQRA) - BEK, Nov 2025
- Detailed Quantitative Risk Assessment (DQRA) - BEK, Mar 2026

These documents collectively demonstrate that all relevant pollutant linkages have been fully assessed in accordance with LCRM, BS 10175 and national planning policy.

Condition 13 - Remediation Requirements

The following documents are included:

- Remedial Options Appraisal
- Remediation Strategy
- Verification Plan

These documents set out the required mitigation measures, including:

- 600 mm clean cover system in private garden areas
- Use of PE Barrier Pipe Type A for potable water supply
- No ground-gas protection required (CS1 classification)

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Purpose of Submission

This pack is submitted for **formal approval** to allow development works to proceed in accordance with the planning conditions.

Should any clarification or additional information be required, we will be pleased to provide it immediately.

Yours faithfully,

David Dolan-Davis

JN Building Contractors Ltd