

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72801		
Site:	74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT		
Proposed Development:	Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision		
To:	Tom Beirne	From:	Sally Shaw
Our Reference:	CL1142.110526.1	Date:	11 June 2026

Recommendations
The preliminary risk assessment has concluded that there is a very low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered negligible. A watching brief and appropriate sampling and testing of any imported soil is recommended. 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: • 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: Prior to occupation: (i) Confirmation that no unexpected contamination was encountered or details of actions taken.

(ii)	Sampling and testing of any imported soils with appropriate reporting and supporting documentation.
(iii)	A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.

Desk Study Information	
Current use	On-site: Residential house and garden. Off-site: Residential and Heaton Park.
Previous potentially contaminating land uses	On-site: Agricultural land. Off-site: Nothing in the near vicinity
Environmental setting	Geology: Glacial till overlying the Chester Formation Sandstone. Hydrogeology: Bedrock Principal Aquifer. Hydrology: The River Irk is located some 203 m to the south east of the site. Mining: The site is not affected by mining. Landfill/Waste: There are no landfill sites within 500 m of the site. Radon: The site is not affected by radon.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment, Zig Zag Environmental Ltd, reference ZZ25087-1, dated December 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. 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 4 December 2025 as part of the preliminary risk assessment. The site was found to comprise a residential house which appeared to be unoccupied with

	development works ongoing. Garden areas appeared to be <i>rough ground</i> due to the on-going construction works. No visual or olfactory signs of contamination were evident during the site inspection. The preliminary risk assessment has concluded that there is a very low risk to human health and the environment from soil contamination and ground gas at the site. The risks to controlled waters are considered to be negligible. Consequently, the consultant has recommended that a site investigation is not warranted. A watching brief for unrecorded contamination is proposed with details of the approach set out in the report. The report also recommended that any removal of materials from site should be in accordance with Environment Agency guidance. Furthermore, any topsoil brought onto site should be appropriately sampled and analysed for contaminants; a methodology for this was set out. The proposals are appropriate and proportionate to the proposed development and the identified risk. It should be noted that the British Standard for topsoil, BS 3882:2015, notes that the depth of topsoil should not normally exceed 300mm. As such if a greater depth of soil is required to be brought on to form garden areas, this should be subsoil and also be appropriately tested. Further information on this can be found in our Developers Guide for Contaminated Land.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment is not warranted.
Detailed Quantitative Risk Assessment	Not relevant for this development.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant for this development, unless unexpected contamination is encountered.
Materials Management	Not relevant at this stage. Should the CL:AIRE Definition of Waste Code of Practice be followed a materials management plan and declaration should be submitted.
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.