

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	69677	Discharge Reference:	72195
Site:	21 Pinfold Lane, Whitefield, Manchester, M45 7NY		
Approved Development:	Demolition of existing dwelling and erection of new detached dwelling to replace existing		
To:	Jennie Townsend	From:	Rebecca Jones
Our Reference:	CL1057.290825.CL1	Date:	29 August 2025

Recommendations
Condition Status Summary
Condition 3 (Remediation Verification) – Further verification information (see item (i) below) is required before this condition can be recommended for discharge.
Outstanding Information
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) Further verification information to comprise the following: Details of any soil material excavated and removed from site including copies of waste management records.

Desk Study Information	
Current use	On-site: Replacement detached house with gardens. Off-site: Residential, a school and playing fields.
Previous potentially contaminating land uses	On-site: Open land before the construction of the previous property by 1970. Off-site: Infilled ponds.
Environmental	Geology: Middle Coal Measures overlain by Glacial Till.

setting	Hydrogeology: Secondary A Aquifer (Middle Coal Measures). Hydrology: Not in close proximity to any major surface watercourses. Mining: Not within a Development High Risk Area. Landfill/Waste: No registered landfill sites within 250m. Radon: Not within a Radon Affected Area.
Approved development	• Proposed Scheme, Wyvern Partnership LLP, Drawing No. 17331A (CH) 03 F, April 2023.

Assessment / Comments	
Information Reviewed	• Verification Report, 21 Pinfold Lane, Prestwich, GroundSolve Ltd, Reference: GSL3003R01 Version 1 Final, 17 July 2025. Previously received and reviewed: • Preliminary Risk Assessment, 21 Pinfold Lane, Whitefield, GroundSolve Ltd, Reference: 2940/PRA FINAL, 21 June 2023. • Phase 2 Ground Investigation, Pinfold Lane, Prestwich, GroundSolve Ltd, Reference: GSL3003R01 Version 1 Final, 27 November 2023.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	A desk study and preliminary risk assessment has previously been received and reviewed.
Site Investigation and Generic Quantitative Risk Assessment	A site investigation and risk assessment has previously been received and reviewed (CL1057.130324.1). The details of this are summarised below: A site investigation was undertaken on 23 October 2023 and comprised the following: • 5 no. window samples - Excavated to depths of between 2.45m and 5.45m bgl (WS01-WS05). • 3 no. soil sampling - Samples of topsoil have been analysed for a suite of analysis that included metals, TPH CWG, speciated PAHs and asbestos (WS02 0.2m, WS03 0.1m, WS04 0.15m). Site Ground Conditions and Risk Assessment: Ground conditions at the site were found to comprise topsoil to between 0.3m and 0.8m bgl (WS01-WS04). In WS05 made ground, comprising soft black clay with brick fragments, was present to 1.0m bgl, instead of the topsoil. The natural strata comprises clay deposits with sand layers (glacial till) to in excess of 5.45m bgl. Bed rock was not encountered. The soil analysis results were compared to the Defra C4SLs and

	CIEH/LQM S4ULs for residential with homegrown produce land use. No elevated concentrations of contaminants were identified. No asbestos was encountered. The consultant concluded that the risks to human health were low, and consequently, no specific remedial measures are required. This assessment appeared reasonable. Site Water Conditions and Controlled Waters Assessment: During the investigation, shallow groundwater was encountered between 0.6 and 1.0m bgl associated with the glacial deposits. The preliminary risk assessment concluded that the risks to controlled waters were low. No elevated concentrations of mobile contamination were identified in the soil samples taken during the site investigation, therefore, the risks to the underlying aquifer were considered low. This assessment appeared reasonable. Please note that the Environment Agency is the regulator of controlled waters. Site Ground Gas Conditions and Risk Assessment: No gas monitoring was carried out as part of the site investigation. The preliminary risk assessment concluded that the risks from gas ingress were low. No evidence of deep made ground or putrescible material was identified during the site investigation. This assessment appeared reasonable.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Although the consultant concluded that no specific remedial measures were required to deal with contamination at the site, the following actions were recommended and agreed: • Watching brief to identify and deal with any previous unforeseen contamination at the site. • Excess or unsuitable soil material will be disposed of at a suitably licenced waste disposal facility. Where soils are to be re-used on site, an appropriate waste exemption will be obtained, or the CL:AIRE Definition of Waste Code of Practice Protocol followed and a Materials Management Plan developed.

	Chemical testing results of any imported material for use in soft landscaped or garden areas to demonstrate that the material is suitable for use.
Materials Management	Imported topsoil was supplied by SED Services Ltd, Landgate Farm, Landgate Lane, Bryn, Wigan, WN4 0EJ. The material was brought to site on 20 June 2025 (1 no. lorry load).

LCRM Stage 3 - Remediation and Verification

Verification	The following verification information has been received: Watching brief Written confirmation that no unforeseen visual or olfactory contamination was encountered during the development . Imported Topsoil 1 no. sample was taken from the stockpile of imported topsoil and tested for suite of analysis that included metals, banded TPH, speciated PAH and asbestos. No elevated concentrations of contaminants were found when compared to C4SL and S4UL for residential with homegrown produce. Photographs of the placement of the topsoil in the rear garden have been provided. This Section usually requires that a minimum of 3 samples be taken in order to have statistical confidence. However, due to the scale of the development, on this occasion we consider that a single sample is sufficient to accept that the import topsoil is clean and suitable for use. Verification information is still required regarding the following: - Details of any soil material excavated and removed from site including copies of waste management records, or written confirmation that none was removed
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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.