

Our Ref CL1000.221221.1
Your Ref 67658
Date 22 December 2021
Please ask for Judith Scott
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Donna Ball
Executive Director, Operations

Jennie Townsend
Bury Council Planning Department

Dear Jennie

**1 Hereford Drive, Prestwich, Manchester, M25 0JY, Planning Application:
67692 – Contaminated Land**

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Phase I Desk Study Report 1 Hereford Drive Prestwich, M25 0JY, Geo-Integrity Ltd, Reference no. 21-11-08, November 2021.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.

The site was historically in use as open land with a pond overlapping some of the site. The surrounding area was developed as housing by 1930, since when the site has been in use as a garden.

The site is not within 250m of a registered landfill. The site is situated above the Sherwood Sandstone Group Primary Aquifer which is overlain by Glaciofluvial Sand and Gravel Deposits.

The proposal is for one house with parking.

1. The adequacy of the desk study information available for this site

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.

A site walkover did not identify any significant sources of contamination.

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As potential historical sources of contamination have been identified a site investigation has been recommended. Please provide this Section with the proposal for the site investigation.

2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment

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) A site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) A detailed remediation strategy and validation plan.
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

The above information will be required by conditions if planning permission is granted.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Scott', written in a cursive style.

Judith Scott
Environmental Protection Officer

Please Note:

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 responsibility for safe development rests with the developer.