



Proposed residential development at 19 Holyrood Road, Prestwich, M25 1PD.

Prepared for

AJ Sawhney,
19 Holyrood Road,
Prestwich,
M25 1PD.

August 2025



Martin Environmental Solutions completed a Contaminated Land Desk Study Report for the proposed development at 19 Holyrood Road in April 2023. The report concluded that there was no contamination present likely to result in a significant possibility of significant harm and that the site was safe and suitable for the intended use as a residential property.

As a result, no further investigations were required although a watching brief during construction was recommended. This satisfied condition 3 of the approved planning permission, application number 64375.

In addition, condition 4 of the planning permission states:

“Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.”

Remediation of the site is not required; as such this condition does not come into effect; no remediation strategy is required and as no remediation is required no verification of remediation works can be undertaken.

Appendix 1 below is a copy of an e-mail received from the building contractor on site who confirms that no signs of contamination were identified during the construction of the property.

It has also been confirmed that no excavated material was taken off-site and no material was imported onto the site.



I trust this letter is sufficient to deal with this matter regarding condition 4 of the approved permission and should any further information be required please contact Martin Environmental Solutions.

Yours sincerely,

Neil Martin, BSc (Hons), EnvDipNEBOSH, CEnvH MCIEH, , MIEEnvSc, MIAQM

Director Martin Environmental Solutions.



Appendix 1 – Email from contractor

----- Forwarded message -----

From: **Michael Connolly** <hughiehomes@icloud.com>

Date: Thu, 12 Jun 2025 at 12:07 pm

Subject: 19 HolyRood Road

To: AJ SAWNY <ajksphoto@gmail.com>

Hi AJ

We carried out the building of the house for 19 Holyrood road upwards and did not find any contamination whilst building this property.

Thanks

Michael

Hughie Homes

Sent from my iPhone