



DEPARTMENT OF OPERATIONS

Helen Pressley
Bury Council Development Control

Date 15 September 2023
Reference CL1060.150923.1

Dear Helen

Land between 205-211 Bury Old Road, Prestwich, Manchester, M25 1JF, Planning Application: 69710 – Contaminated Land

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

- Land Contamination Phase 1 Desk Study, 207-209 Bury Old Rd, Prestwich, Manchester, M25 2SW, Adeptus Environmental, Reference: A230801-R01, August 2023.

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 is currently a grassed area with a number of small trees. Current uses in the surrounding area include retail and commercial premises, a repair garage, housing, a metrolink station and Heaton Park. Previous land uses at the site have include a number of buildings of known use which were built prior to 1893 and demolished prior to 1979. Within the surrounding area previous uses have included a works, a cotton mill, railway land and infilled ponds. The site does not lie within 250 metres of any known landfill sites and is not in close proximity to any major surface watercourse. The site lies above the Collyhurst Sandstone Principle Aquifer, overlain by Glaciofluvial Sand and Gravel deposits. The site is not situated within a Radon Affected Area.

It is understood that the proposed development comprises the construction of a four-storey building comprising of 8 no. apartments with associated parking and landscaping.

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.

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 13 July 2023 and identified no visual or olfactory evidence of contamination. The report concluded that there was a potential risk to future site users from potential contamination at the site associated with made ground/demolition rubble. Consequently, a site investigation is proposed. A copy of a site investigation proposal is required.

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 materials management 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 planning conditions, if permission is granted.

Please Note - 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.

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 'Rebecca Jones', written in a cursive style.

Rebecca Jones
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.

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