

Planning Consultation Response

Initial Planning Application

Environment Section – Contaminated Land

Application Reference:	72285		
Site:	Land to south of Mount Pleasant, Prestwich, Manchester, M25 2SD		
Proposed Development:	Residential development - 7 no. dwellings including associated access road, parking, private amenity space, boundary treatments and landscaping.		
To:	Jennie Townsend	From:	Sally Shaw
Our Reference:	CL1116.220925.1	Date:	22 September 2025

Recommendations
Following the preliminary risk assessment, a site investigation is proposed. Whilst an outline of a site investigation has been put forward, it is recommended that this is proportionate to the potential risk and takes into account the proposed site layout (i.e. includes gardens and biodiversity area). 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: • CL01 - SITE CHARACTERISATION & RISK ASSESSMENT (omit preliminary risk assessment) • CL02 - REMEDIATION STRATEGY & VERIFICATION PLAN • CL03 - REMEDIATION & VERIFICATION • CL04 - UNEXPECTED CONTAMINATION • CL05 - CONTAMINATED LAND CONDITION 05: 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:

- (i) A site investigation and risk assessment report.
- (ii) A detailed remediation strategy and validation plan should the findings of (i) warrant it.
- (iii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iv) After completion of site works, should remedial actions be undertaken, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Desk Study Information	
Current use	On-site: Open land Off-site: Pond & residential properties.
Previous potentially contaminating land uses	On-site: Formerly in agricultural use. Menage constructed c2011. Off-site: Agriculture.
Environmental setting	Geology: Pennine Middle Coal Measures overlain by Glacial Deposits. Hydrogeology: Secondary A aquifer Hydrology: Large pond on western boundary. Mining: Site not affected by mining. Landfill/Waste: Inert landfill (c1996) 142m north. Radon: Site not affected by radon.

Assessment / Comments	
Information Reviewed	Preliminary Risk Assessment, Worms Eye Limited, reference Mount Pleasant / M25 2SJ / 2025, dated 4 June 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 collated desk study information provided appears to be sufficient to assess the potential risks at the site. The preliminary risk assessment has concluded that there is a potential/likely risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken, which includes soil sampling and gas monitoring. It should be noted that with regards to ground gas, the report stated <i>a low risk is anticipated at worst</i> in the discussion on page 5, and has recommended gas monitoring due to a low risk. Given the distance and nature of the reported fill, with properties in between this would seem a disproportionate recommendation. It would be prudent to revisit this recommendation, taking into account the decision matrix for monitoring presented in BS 8576:2013 as referred to in the NHBC publication, hazardous ground gas - an essential guide for housebuilders.
Site Investigation and Generic Quantitative Risk Assessment	A proposal for a site investigation has been submitted. This comprises the drilling of 7 boreholes and excavation of 4 trial holes with soil sampling and gas monitoring (to 4 wells, for six visits over 3 months). No plan is provided of the proposed locations, but the document notes: <i>a series of boreholes are required in the area of the proposed building to allow the most suitable foundations to be designed</i>. It is noted that the proposed site layout comprises dwellings with gardens in the north and west with the remainder of the site set aside as a BNG/wildflower area. The latter includes the former menage area which is described in the report as <i>an area of suspected hard-standing and where levels of contaminants may be present</i>. This area looks to be accessible once developed and as such should be demonstrated to be suitable for use. The investigation therefore must give a good coverage of investigation points for both residential gardens and this area of public open space. Prior to planning the investigation further it would be prudent to view the historical aerial images on Google Earth as much of the application area appears disturbed during the development of the adjacent property, known as lake house c2021 which may have introduced contaminants to the site.
Detailed Quantitative Risk Assessment	Not relevant at this stage.

LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	Not relevant at this stage.
Materials Management	Not relevant at this stage.
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.