



Public Health and Communities

Kuama Thompson

Director of Public Health and Communities

Public Protection and Customers

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Date: 27/10/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00488/FUL

Proposal: Two storey detached dwelling Land Adjacent To 38 Coniston Drive Middleton Rochdale M24 5RH

Dear Bob,

I have reviewed the site history. The site was agricultural land prior to the housing development around it. As the application is for one property on land which should be relatively uncontaminated, requiring a full condition would seem onerous. However, the site is within 250 metres of a landfill, although no records as to the type of waste this landfill accepted are available, and the former landfill was redeveloped at some time in the early 1990s.

Given this, I would like to request the following conditions be placed on this proposal, should you deem to grant permission:

“No development shall commence until proposals for gas protection measures, to be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, have been submitted to, and approved in writing by, the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details and a Verification Report confirming the installation of the approved protection measures shall be submitted to, and approved in writing by, the Local Planning Authority.”

And

“A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.”

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)