



Public Health and Communities

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Date: 24/10/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/01018/FUL

Proposal: Residential development of a 100% affordable housing scheme comprising of one, three storey block of 24 apartments and a row of 6 terraced dwellinghouses, alongside creation of access, landscaping, drainage and other associated works, Land At Waterfold Lane, Heap Bridge, Bury, BL9 7JY,

Dear Nick,

I have reviewed several of the documents submitted with the application, namely :

- NJL Consulting Drawing Proposed Residential Development Waterfold Lane, Heywood, BURY, BL9 7JY, Drawing No. R-0832-10;
- NJL Consulting Drawing Proposed Residential Development Waterfold Lane, Heywood, BURY, BL9 7JY, Drawing No. R-0832-15, and;
- Earth, Environmental, & Geotechnical Geo-Environmental Site Investigation Report, Waterfold Lane, Heywood, Report Reference A4301/21/SI.

I note that the report recommends a remediation strategy based on the above, which are to include details of gas protection measures. I also note the report says that further surface water sampling should be undertaken. I expect to see the former reservoirs and filter beds included within any remediation strategy, as these were not targeted during the investigation, and therefore their presence and contamination status are unknown.

Should the remediation strategy not be forthcoming, then I would recommend the condition below, should you grant permission:

“APAS CODE CW043 Submission of Remediation Scheme

Prior to commencement of the development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the

approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared 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)