



Public Health and Communities

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Public Protection and Customers

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Date: 09/09/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00857/DOC

Proposal: Submission of details to comply with conditions 3 (Materials), 4 (Car Parking), 5 (Drainage Strategy), 7 (Boundary Treatment/Hedgehog Passage) and 8 (Biodiversity Enhancements) and 9 (PRA) of planning permission 24/00860/FUL

Dear Anna,

I have reviewed the following documents submitted with the planning application:

- Demeter Environmental Phase I Desk Study Report for Land Adjacent to 1 Lister Road, Middleton, M24 4RB report ref 25-07-02, and;
- Engineering Structural Design drawing "Proposed Site Layout", reference number LR/M/L/100-01 Rev. A.

Clause 8.2.1 within the Demeter Environmental report states their client is preferring to remediate the site instead of undertaking further assessment. The following works are proposed:

- Removal of made ground from any garden and landscaped areas;
- Incorporation of gas protection measures into the building, and;
- A watching brief (recommended within Clause 9.1.1.1).

The remedial works to be undertaken are outlined within Table 16, which include:

- Removal of all made ground from garden/landscaped areas up to a maximum of 600mm then the placement of a 600mm cover underlain by a geotextile should be adopted;
- BS 8485:2015+A1:2019 – Score of 3.5 (Passive sub floor dispersal layer with a good performance, Score of 1.5); Installation of a gas resistant membrane meeting the criteria set out in BS8485:2015 – Score of 2.0

- Validation of Remedial Works including the removal and replacement of ground, as well as the installation of the gas protection measures.
- All this is to be accompanied with a remediation strategy outlining the required works, and how they will be undertaken.

Finally, clause 9.3 outlines how unexpected contamination is to be managed. The outlined approach is acceptable, and a remediation strategy is expected to be submitted to fulfil part of the planning permission for permission 24/00860/FUL.

Should you wish to partially discharge any of condition 9 on 24/00860/FUL, then I would recommend discharging the section highlighted in bold text below:

“Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by 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)