



Public Health and Communities

Kuama Thompson

Director of Public Health and Communities

Public Protection and Customers

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Date: 24/07/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00661/FUL

Proposal: Primary substation including 2 switch rooms and 2 transformers, vehicular access, and associated infrastructure on land to the north of Mulberry Way and east of Unit M1. Land Within Heywood Distribution Park, Pilsworth Road, Heywood, Rochdale

Dear Aimee,

I have reviewed the below referenced report in relation to this site:

- Indurent Management Ltd, Heywood Distribution Park – Primary Substation, Phase I Geo-environmental Desk Study (report reference : 07290-PJA-GR-RP-0001);

I note that this report requires further work from the applicant:

“Prior to any future development, a ground investigation should be designed and undertaken to establish existing ground conditions including the composition, extent, thickness and the engineering properties of underlying soils to inform the design of proposed infrastructure at the site.

The ground investigation should include coverage of both the assumed infilled former Brightley Brook channel and the areas of the site beyond the extent of this feature.

Environmental sampling is also recommended with associated laboratory analysis to inform an assessment of the presence/absence of contamination and provide the empirical data required for generic quantitative risk assessment for human health and controlled waters. Gas monitoring may be required depending on the recorded geology.”

Should this work not be forthcoming, then I would recommend the following condition be placed on any permission, should you deem to grant permission:

“APAS CODE CW042 Site Investigation and Assessment

Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent

persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.”

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

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)