



## Public Health and Communities

**Kuiana Thompson**

Director of Public Health and Communities

## Public Protection and Customers

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**Date: 11/09/2025**

**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:

- PJA, Heywood Distribution Park – Primary Substation, Phase I Geo-environmental Desk Study (report reference : 07290-PJA-GR-RP-0001), and;
- PJA, Heywood Distribution Park – Primary Substation Geo-environmental Interpretative Report, Report Reference 07290-PJA-GR-RP-0002.

The Geo-environmental Interpretative Report recommends gas ingress prevention measures. A brief remediation strategy is outlined within Section 9 of this report;

“It is recommended that gas protection measures are designed in accordance with the guidance set out in BS8485:2015+A1:2019 on the basis of Type A/Type B and Characteristic Situation 2 to achieve the required score of 3.5.”

The precise nature of the proposed gas protection measures will be required to be agreed in writing with the Local Planning Authority. As the measures are structural, they can be submitted in the form of a drawing/s; a report is not required as the remediation strategy is set out in Section 9 of report 07290-PJA-GR-RP-0002. Once the design has been agreed in writing, then the design and Section 9 constitute a remediation scheme. To ensure this work is forthcoming, then I would recommend the following condition be placed on any permission, should you deem to 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, comprising report reference 07290-PJA-GR-RP-0002 (already submitted) and drawings showing the proposed gas ingress prevention measures to be installed which will bring the site to a condition suitable

for the intended use by removing unacceptable risks to human health, buildings and other property 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)