

To	Head of Planning	FAO: Stephen McCoombe
From	Strategic Lead Compliance & Enforcement	
Date	6th June 2025	
Telephone	0161 234 5004	

Consultation on Planning Application

Application No: 142670
Location: 440 Hollinwood Avenue, Moston Manchester M40 0AE
Proposal: Erection of food store (Use Class E) with associated car parking and landscaping

My officer, Lisa Jones, writes in response to your memo of 10th April 2025 regarding the above planning application. The Contaminated Land Section has received a copy of the following reports:

- Geo-Environmental Desk Study Report, Obsidian Geo-Consulting, Reference: 24-1990-P-R1, September 2024.
- Geo-Environmental Investigation Report, Obsidian Geo-Consulting, Reference: 24-1990-P-R2

The Contaminated Land Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

2. The adequacy of the site investigation

The site investigation information that has been provided for this development is **inadequate**. In addition to the information provided, further information should be submitted which addresses the following issues:

- With respect to the site investigation methodology, the following issues require further clarification:
- - Justification for exploration locations.
- The exploratory locations to date do not provide adequate site coverage and further site investigation is deemed necessary.

The applicant must provide additional comment on the location and number of exploration locations. Only one sample was taken from the area around the above ground storage tanks and further comment/justification for this is required. No sampling was carried out in the centre of the area that will be the proposed store, sampling was mainly carried out at the perimeter, again further comment/justification for this is required.

Additional gas monitoring is to be undertaken and the results of this will need to be submitted.

3. The adequacy of the final risk assessment

Not submitted

4. The acceptability of the proposed remediation strategy

Not submitted

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before this Section can recommend discharge of the Contaminated Land condition from this application, the following information needs to be submitted to the Council for approval:

- (i) **Submission of a completed Site Investigation and Risk Assessment Report**
- (ii) **Submission of a Remediation Strategy**
- (iii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Please do not hesitate to contact Lisa Jones if you require any clarification of the above.

Fiona Sharkey
Strategic Lead Compliance & Enforcement