



To	Head of Planning	FAO: Steven McCoombe
From	Strategic Lead Compliance & Enforcement	
Date	8 th April 2025	
Telephone	0161 234 4925	

Consultation on Planning Application

Application No: 142311/FO/2025
Location: Land At The Former Burnage Cricket Mauldeth Road Manchester
Proposal: Erection of up to 66 no. dwellings (53 no. dwellinghouses and 13 no. apartments - Class C3) with associated access, car parking, infrastructure and landscaping

My officer, Lisa Jones, writes in response to your memo of 4th March 2025 regarding the above planning application. The Contaminated Land Section has received a copy of the following report:

Phase I Geoenvironmental Site Assessment Former Burnage Cricket Club, Manchester, E3P, Reference: 16-953-R1-2, February 2025.

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

Not 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 Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy
- (iv) 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 [REDACTED] if you require any clarification of the above.

Fiona Sharkey
Strategic Lead Compliance & Enforcement