

**Vacant Land At Rainford Avenue, Manchester, M20 1BR| Application number:
136512/FO/2023**

Site investigation reports required to satisfy planning condition no 5

Planning Condition no 5 states:

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority.

The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Description of the Task/Activity

The development comprises 2 bungalows together with external works.

Documents provided to satisfy this condition

The following documents are provided in connection with this condition:

Worms eye Preliminary Risk Assessment (desk study) dated 31st January 2023

Worms eye Intrusive Report dated 2nd March 2023

Worms eye Remediation Strategy dated 2nd March 2023

These reports advise the following:

Contamination – The site is low risk to householders and a limited investigation should target proposed gardens, and landscaping of the scheme. Disposal of excavated soil would not be classed as hazardous waste

Controlled Waters - it is anticipated there will be no risk to controlled waters

Landfill Gas/Ground Gas - The findings of the tests show no credible on or off-site landfill/ground gas sources and no gas risk to the development

Radon - Radon protection measures are not required