Environmental Protection Team

Comment Date: Thu 31 Jul 2025

Thank you for the consultation. The following comments relate to contaminated land only. Other Environmental Protection issues will be commented on separately.

The following report has been reviewed:

Enzygo (November 2024) Preliminary Geo-Environmental Risk Assessment. Land West of Tattenhall Road, Tattenhall.

Environmental Protection make the following comments:

Enzygo has not identified any significant contamination risks at the site and state that no ground investigation is considered necessary prior to planning consent.
However, consideration has not been given to the potential for herbicides/pesticides to be present due to the former agricultural landuse.
Given the sensitivity of the residential end use, we advise that a proportionate level of site investigation is required to ensure that the soil is suitable to remain in residential gardens.

Therefore, Environmental Protection recommend the following conditions are attached to any decision notice if planning approval is granted. If sufficient information is submitted prior to planning being granted the below conditions may not be necessary or can be amended accordingly:

CONDITION 01: CONTAMINATED LAND (pre-commencement)

No development (other than demolition and site clearance) shall take place until the following components (a to d) of a structured scheme to deal with the risks associated with actual or potential contamination of the site have each been submitted to and approved in writing by the Local Planning Authority:
a. A Preliminary Risk Assessment (PRA) which includes an initial conceptual site model to establish whether there are any potentially unacceptable risks
b. A Site Investigation based on the findings of (a) from which a Generic Quantitative Risk Assessment (and Detailed Quantitative Risk Assessment if required) can be undertaken.
c. A Remediation Strategy (including options appraisal), based on the conclusions of (b), giving full details of the remediation measures required and how they are to be undertaken.
d. A Verification Plan providing details of the data that will be collected in order to demonstrate that the remediation works set out in (c) are complete and effective and identify any requirements for longer-term monitoring of pollutant linkages; maintenance, contingency actions and reporting. For the avoidance of doubt, this is also required prior to commencement of development.
The reports required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework.

All development shall only take place in accordance with the approved documents.

Reason: To ensure that risks from land contamination to the future users of the land and

neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.

CONDITION 02: CONTAMINATED LAND - REMEDIATION & VERIFICATION (pre-occupation)

The development hereby approved shall not be brought into use until a Land Contamination Verification Report has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the report shall be in line with the previously approved Remediation Strategy (part c of the above contaminated land condition) and Verification Plan (part d above contaminated land condition).

The report required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.

CONDITION 03: CONTAMINATED LAND - UNEXPECTED CONTAMINATION

If, during the course of development, any contamination is found which has not been previously identified, proposals for detailed Site Investigation, Risk Assessment, Remediation and Verification shall be submitted and approved in writing by the Local Planning Authority. The remediation shall be implemented as approved. No part of the development site shall be occupied until a Verification Report (to demonstrate the remediation of the unexpected contamination has taken place) has been submitted to and agreed in writing by the Local Planning Authority.

The reports required above shall be completed in accordance with the Environment Agency Land Contamination Risk Management Framework.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.