

**St Helens Council  
Environmental Health Division  
Planning Consultation  
Response - Contaminated Land Section**

To: Jennifer Bolton

Date: 17<sup>th</sup> June 2021

From: Christopher Culley

Tel: 01744 676397

Planning App No: P/2021/464/FUL

Proposals: Proposed demolition of existing detached dwelling

Our Ref: 038106

Location: 28 St Marys Avenue Billinge WN5 7QL

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Jen,

The historic OS maps indicate that the proposed site lay on the periphery of an area of boggy/ marshy ground associated with the nearby stream. Although slightly unclear the earliest available map of 1849 appears to show a drainage ditch running broadly south east through the plot. A number of ponds are present throughout the wider area that appear to be associated with former gravel pits. I do not envisage any significant contamination issues however the former marshy ground and potential infilled drainage ditch may represent localised sources of contamination and/ or ground gas. I have no objection to the proposals but given the sensitivity of the proposed residential end use I would recommend the following condition;

**Condition**

*With the exception of demolition and site clearance no development shall commence until the following have been completed:*

- a) A Phase 1 site investigation and risk assessment shall be carried out to investigate the potential contamination issues associated with the site and the proposed development. The Phase 1 site investigation shall include a desk study, site walkover, human health and environmental risk assessment, and if necessary, a Phase 2 investigation and assessment methodology. A report on the Phase 1 investigation shall be submitted to and agreed in writing by the local planning authority.
- b) Should the Phase 1 investigation identify any sources of contamination warranting further investigation then a Phase 2 site investigation and assessment shall be undertaken in accordance with the agreed methodology. The results of the site investigation and assessment shall be submitted to and agreed in writing with the local planning authority.

c) Should the Phase 2 investigation identify any requirements for remediation then a remedial strategy, including a validation methodology, shall be submitted to and agreed in writing with the local planning authority.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

*Prior to occupation/ commencement of use:*

The agreed remedial strategy (if required) will have been implemented, and a site validation/ completion report shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to; i) full details of all remediation works undertaken; ii) validation (in accordance with the validation methodology detailed within the agreed remedial strategy) of the adequacy of the remediation; iii) sampling, testing and assessment of the suitability of any imported or site won soils; iv) the fate of any excavated material removed from site. The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

**Reason for Conditions**

To ensure that any contamination is treated to the satisfaction of the Local Planning Authority in accordance with the National Planning Policy Framework which states that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Also in accordance with policy CP1 of the St. Helens Core Strategy (2012) and retained policy ENV26 of the St Helens Unitary Development Plan (1998).

Regards,

**Christopher Culley**  
**Contaminated Land Officer**

