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Our Ref: AB/12625/151001-phnw

01 October 2015

FAO John Booth

Persimmon Homes North West
30-34 Crofts Bank Road
Urmston
Manchester
M41 0UH

Dear John

Macclesfield Old Road, Buxton

Further to recent correspondence and discussions TACCL has reviewed the proposed new development layout in the context of our Preliminary Risk Assessment report (TACCL Report No 12625/1B, dated May 2013).

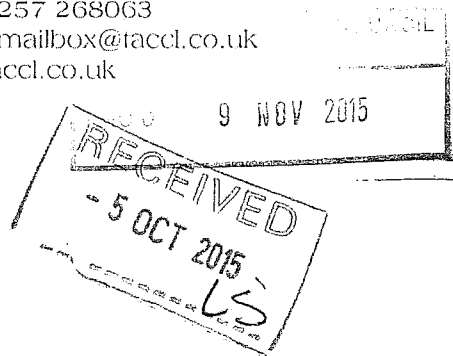
The scheme still comprises a number of residential properties (reduced to 15 plots) with gardens and associated infrastructure eg roads, driveways etc and there are two areas of open space. In addition, a pumping station is now located in the southern part of the site. A copy of the latest layout (Persimmon Drawing No MOR/SDA/REP1, Revision O, dated 18/08/2014) is attached to this letter for reference.

I can confirm that, in our opinion the conclusions and recommendations presented in the report remain valid despite the changes to the scheme that you are proposing. TACCL does not consider that any further recommendations in relation to the ground conditions and/or contamination, are necessary.

The May 2013 report includes results of computer based information searches and these are used to develop a site specific conceptual model in order to evaluate the potential risks associated with the proposed redevelopment of the site.

Due to the nature of this information, ie regarding geological and hydrogeological conditions at the site as well as historical activities such as mining, TACCL considers that the data presented remains valid and does not need to be updated given the relatively short period since the report was prepared and the production of the new proposed development layout.

The site was originally developed as a residential property but has more recently been used for vehicle storage and workshops and as such the likelihood of ground contamination is considered to be possible but very low risk of anything that might render the site undevelopable.





TACCL has identified the following potential risks:

- Localised ground contamination associated with heating fuel storage, vehicle storage and workshop uses.
- Possible infilled pond on site and off site infilled reservoir.
- Naturally occurring radon gas.

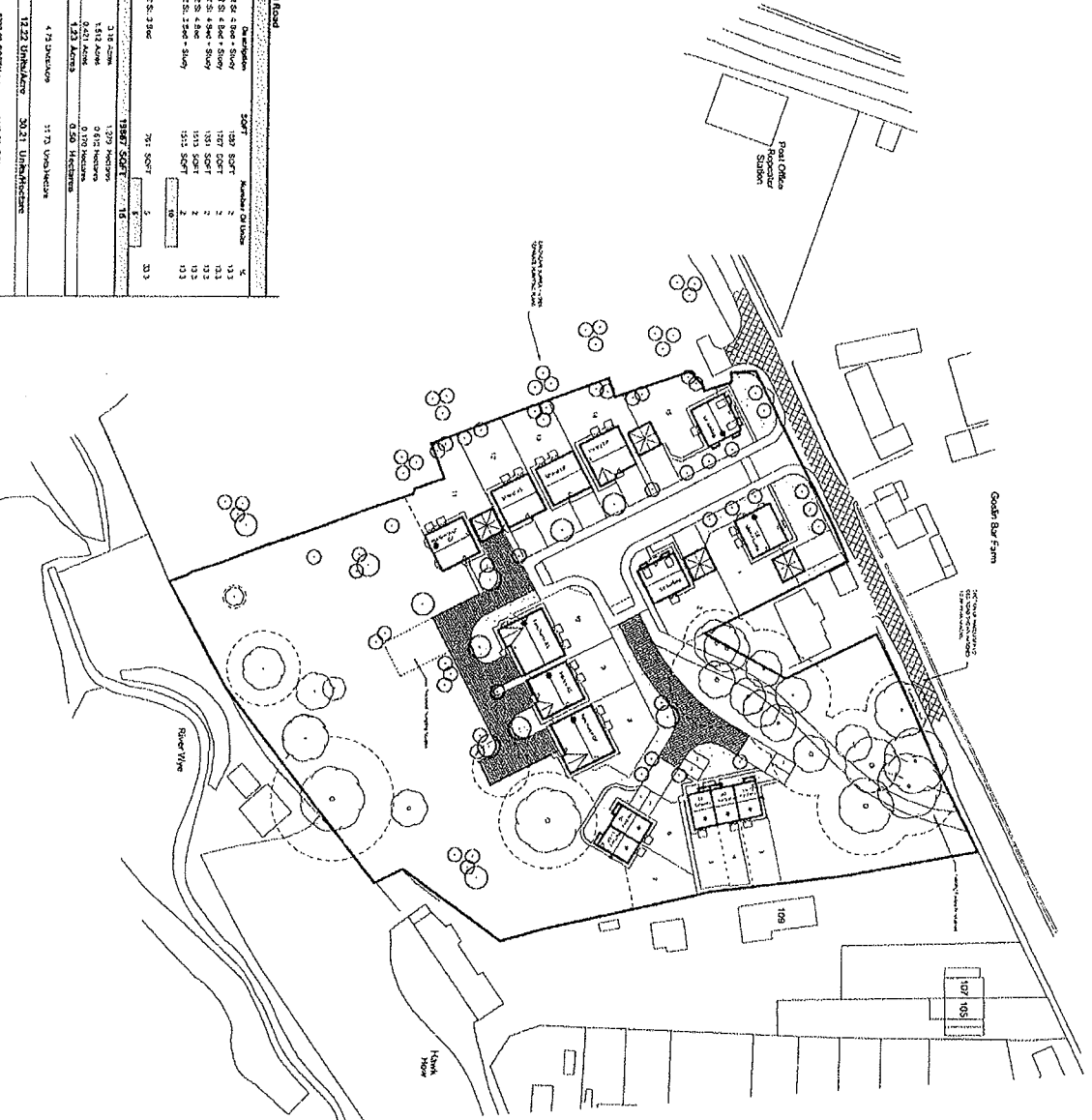
TACCL has made some specific recommendations which are detailed at Section 14 of the report. Following this review TACCL confirms that these recommendations are still valid and appropriate.

I trust this is acceptable and that it will be sufficient for the local authority to determine the planning application for the redevelopment of the site. If you require anything further at this time please contact me.

Yours sincerely


ANDREW BAIN
Senior Consultant

Enc



- ## NOTES

 - Application: Sundry
 - Some Play with Current: Three Firms Invest 900mm 1 kg Bag Tea Rolling
 - Applicable: Housing Provision
 - Indicates additional attempt at public and its specified is corner landscape drawings
 - Diverse: Houseplay with Chemistry
 - Existing: Landscaping
 - Indicates: Landscaping
 - Root: Protected Zone
 - Trees to be removed
 - Road to be resurfaced



PERSIMMON

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