

Environmental Searches

The Council is approached for environmental information on a regular basis. Some common reasons we are contacted include;

- For information on contamination issues in relation to a property transaction.
- For information that has been requested by a private search company (usually as part of a property transaction).
- By consultants / companies undertaking an environmental assessment of a site (usually related to purchase, development or to assess company liabilities).
- Where someone is interested in collecting information on their property.

The Environmental Protection Unit (EPU) holds a range of environmental information. Where requested, the Environmental Protection Unit will provide information in the form of a search. The range of searches provided by the Council and associated charges are detailed below.

	Description	Charge
Part IIA Information		
A1	Written confirmation of whether or not a property / site has been formally determined as Contaminated Land by the Council under Part IIA of the Environmental Protection Act 1990	Free
A2	Written confirmation as to whether a property / site is likely to be considered or inspected by the Council under Part IIA of the Environmental Protection Act 1990 in the future. <i>The above will reflect the EPU's position at the time the request is made. It should be remembered that the Council cannot guarantee that a site will never be considered / inspected under Part IIA in the future. In particular, legislation, guidance and standards may change in the future and additional information may come to light that means the property / land has to be inspected / re-inspected.</i>	£43.50
Site Setting and Landfill Information		
B1	Landfill Search. This includes information held by the Environmental Protection Unit in relation to any former landfills identified on, and within a 250 metre radius of the property / site.	£74.50
B2	General Environmental Search. This includes the information detailed as part of A1 and A2 above and also the following information: <ul style="list-style-type: none"> • Copies of historical mapping held for the site and a 100 metre radius. • Details of landfills identified on site and within a 250 metres radius. • Information held in relation to any underground fuel tanks identified on site and within a 250 metre radius. • Details of any SBI or SSSI's identified on site or within a 250 metre radius. • A list of site investigation reports held by the EPU for the site and within a 250 metres (this does not include copies of the reports; an additional charge is applicable to the provision of these). • Details of Authorised Processes identified on site and within a 250m radius. • Details of LA Water Abstractions identified on site and within a 250 metre radius. <p><i>Any additional questions will incur an additional charge. This will reflect the time taken for an officer to search the EPU's files and provide a response. Officer time is £55/hour.</i></p> <p><i>The above search does not include any comment on the suitability, or otherwise, of any site for development.</i></p>	£120 Provided within 10 working days from payment being received.

Planning Record Information		
C1	<p>Details of any contaminated land files held by the EPU (e.g. for developments which have contaminated land conditions attached to the planning approval for them). We will also supply a list of any relevant contamination reports that that we hold in our records. Copies of reports can be provided for an additional charge. Alternatively, they can be reviewed free of charge at the Council Offices, by prior appointment.</p> <p><i>The fee charged is representative of the time taken for an officer to search files held by the Council's Contaminated Land Team. It is not a guarantee that files, information, reports etc relating to the subject site will be held by this department. The search does not include a full review of the planning history of the site or files held by the Council's Planning Department.</i></p> <p><i>Please be advised that the Council only routinely started attaching contaminated land conditions to planning approvals for new developments around 2000 when Part IIA of the EPA 1990 introduced. As such, if the property was built prior to this, it is less likely that information, including ground investigation and remediation reports will have been submitted as part of the planning process.</i></p>	<p>Min. £74.50 – (based on minimum two hours officer time – charged at £36 per additional hour)</p>
C2	<p>The information provided as part of C1, plus the following:</p> <ul style="list-style-type: none"> • Confirmation as to whether any previous planning applications for the site had contaminated land conditions attached to them.* • Copies of any contamination reports / information held on the Planning Departments archive planning files. <p><i>* In order to undertake this, the EPU will require a full planning history list for the site. This may be obtained from the Council's Planning Department (0161 342 2153).</i></p> <p><i>The fee charged is representative of the time taken for an officer to search files held by the Council's Planning Department. It is not a guarantee that files, information, reports etc relating to the subject site will be held by this department.</i></p> <p><i>Please be advised that the Council only routinely started attaching contaminated land conditions to planning approvals for new developments around 2000 when Part IIA of the EPA 1990 introduced. As such, if the property was built prior to this, it is less likely that information, including ground investigation and remediation reports will have been submitted as part of the planning process.</i></p>	<p>Min. £74.50 – (based on minimum two hours officer time – charged at £36 per additional hour)</p>

If the search is for a property, please ensure the full address is provided. For any sites, a plan clearly identifying the site location and boundary must be provided.

Contact

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