

CONTAMINATED LAND – CONDITIONS.

The site has historically been in use as a timber yard and saw mill followed by a depot. More recently the site has been in use as a heat treatment works. Surrounding uses have included iron works and engineering works. The site is not within 250m of a registered landfill and is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glaciofluvial drift deposits.

In line with the National Planning Policy Framework, there is the potential for contamination on this site therefore we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA5 - Unforeseen Contamination 2 (where CLA1 and CLA2 are NOT on as conditions).

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

**Operations – Environment Section.
1 December 2022.**