

CONTAMINATED LAND – CONDITIONS.

The site currently comprises an animal sanctuary and it is understood that the application is for additional cattery buildings. The submitted reports were previously considered during the application for the animal sanctuary in 2018 and our response is attached. Given the end use is not sensitive and the development, as approved, has proceeded it is not proportionate to requested updated reports. As per the recommendations of the report, a watching brief should be carried out and this Section contacted for advice should any adverse ground conditions be encountered. It is understood that the proposal includes the *planting of 3 small broadleaved trees and creation of 0.0025ha of modified grassland*. Should soil material be imported for this, it should be tested to ensure it is free of contaminants and suitable for use. Advice on this can be found in our [Developers Guide](#).

As such and in line with the National Planning Policy Framework, we recommend that the following contaminated land conditions are placed on any grant of permission:

CL04 - UNEXPECTED CONTAMINATION

CL05 - IMPORTED SOIL

INFORMATIVE

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 199 of the National Planning Policy Framework (December 2024).

Further information on assessing land contamination in planning can be found in Bury Council's [Developers Guide](#) and on the [Planning Portal](#).

AIR QUALITY – NO COMMENT

No additional parking is proposed.

Environmental Protection

19/11/25

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