

69509 – Abbots Hall, Woodhey Road, Holcombe Brook

CONTAMINATED LAND – PRIOR APPROVAL – Condition

The is currently occupied by a modern barn built between 2006 and 2011, and a caravan storage area. Current uses in the surrounding area include residential, open land/farmland and Woodhey High School. Previous uses at the site have included open land with a water course running through it, followed by a small refuse tip. Surrounding previous land uses have included Woodhey Printing and Dyeing Works, infilled reservoirs and waste disposal activity. The site is located within 250m of a former landfill site known as Woodhey Dye Works Landfill, there has also been waste disposal activity on-site. The is located approximately 125m north of Holcombe Brook and is situated on Glacial Till deposits over the Brooksbottom Grit Sandstone Secondary A Aquifer. The site is not located within a Radon Affected Area.

It is understood that the proposed development comprises Prior Approval for the conversion of an agricultural building to 3 no. dwellings.

A desk study and preliminary risk assessment has been submitted with the application (Preliminary Investigation Report for Abbots Hall, Woodhey Road, Ramsbottom, BL0 9RD, Ian Farmer Associates, Reference: 2230990 (01), 20 March 2023). The report recommended that intrusive investigation be undertaken. A copy of the site investigation report and subsequent remediation strategy will be required. Please see my full comments in the attached letter (CL1040.140423.1).

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

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.
14 April 2023.**