

CONTAMINATED LAND – CONDITIONS

The site is currently an industrial/commercial premises occupied by Formulated Polymer Products. Current uses in the surrounding area include residential, commercial/industrial and retail premises. Previous land uses at the site have included Garden Mill (Cotton), Garden Engineering Works and a works. Previous uses in the surrounding area have included railway land, cotton mills, a paper mill, foundries, works/mills and a garage. The site lies within 250 metres of a registered landfill site, known as Irwell Street Metal Co Ltd Landfill, and is in close proximity to River Irwell. The site is situated above the Millstone Grit Secondary A Aquifer, overlain by alluvium. The site is not situated within a Radon Affected Area.

The proposed development comprises the construction of an extension to an existing factory to create powder processing facility; proposed detached storage building and new silo installation. Based on the proposed use, the potential risks from ground gas are considered low due to the distance to the nearest landfill site (approximately 200m) and the fact that the buildings are likely to be well ventilated (roller shutter doors). With relation to contaminated land, as the site has been previously developed there is the potential for made ground and contamination at the site, however, the end use as a commercial/industrial premises is not considered sensitive.

Consequently, 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 condition is placed on any grant of permission:

CL04 - CONTAMINATED LAND CONDITION 04: UNEXPECTED CONTAMINATION

The development hereby permitted within any approved phase shall not be occupied/brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);*
- II. Remediation Strategy & Verification Plan;*

Where remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

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 197 of the National Planning Policy Framework (December 2024).*

AIR QUALITY – No Comment

The Environment Section has assessed the application and has no comments to make regarding air quality.

INFORMATIVE - The Control of Noise (Appeals) Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

**Operations – Environment Section.
18 February 2025.**