

65844 – Land at Holcombe Mill, Ramsbottom

CONTAMINATED LAND – CONDITION.

A Phase 1 Desk Study and Site Investigation Report has been received with the planning application and commented on by this Section (see attached response). Further investigation including ground gas monitoring is required.

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.

Asbestos Condition - Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

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.

C&W – Environment Section.

5 October 2020