

CONTAMINATED LAND – PRIOR APPROVAL – Comments

The site is currently occupied by a building used as a day nursery, which has been present on the site since at least 1893. Prior to this the site was open land, and the current building has also previously been in use as a surgery. Within the surrounding area previous land uses have included coal pits, Water Lane Colliery, cotton and textile mills, works and a railway line. The site is located within 250m of a former landfill site known as Darbyshire Street (an infilled railway cutting) and is situated approximately 200m south of the Manchester, Bolton and Bury Canal. The site is situated above the Middle Coal Measures Secondary A Aquifers, which is overlain by glacial till deposits. It is considered possible that made ground deposits exist at the site.

The proposal is to convert the existing commercial building (day nursery) to 6 no. flats. As the development is introducing a new land use which is more sensitive to contamination, as a minimum a Desk Study and Preliminary Risk Assessment would usually be required. However, having assessed the previous uses at the site and the fact that the proposed development does not include garden/soft landscaping or new build, the risk to future site users from potential soil contamination at the site is considered low. The former landfill site is a former railway cutting, which was infilled with hardcore and excavation materials during the 1970s and is considered to present a low gas risk. Therefore, on this occasion a full desk study and preliminary risk assessment is not required.

**Operations – Environment Section.
27 January 2023.**